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ABSTRACT

The second report of a three-part study, this volume presents the results of an extensive survey of certain federally subsidized housing programs. The survey was designed to identify individual housing projects that meet the requirements of the design described in volume 1 (SO 008 879). The requirements relate to the socioeconomic characteristics of residents of both the project and its neighborhood, the number of potential subjects satisfying the socioeconomic requirements, and regional, educational, and physical variables. The major portion of the document presents data in summary form and in the form of individual project descriptions. Procedures and methods used to select the programs and to survey the described projects are provided. In the appendices, principal findings of the survey are given as they relate to feasibility of the research design and to contribution of the Rent Supplement program to the realization of goals. (Author/ND)

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CHILD DEVELOPMENT AND THE HOUSING ENVIRONMENT

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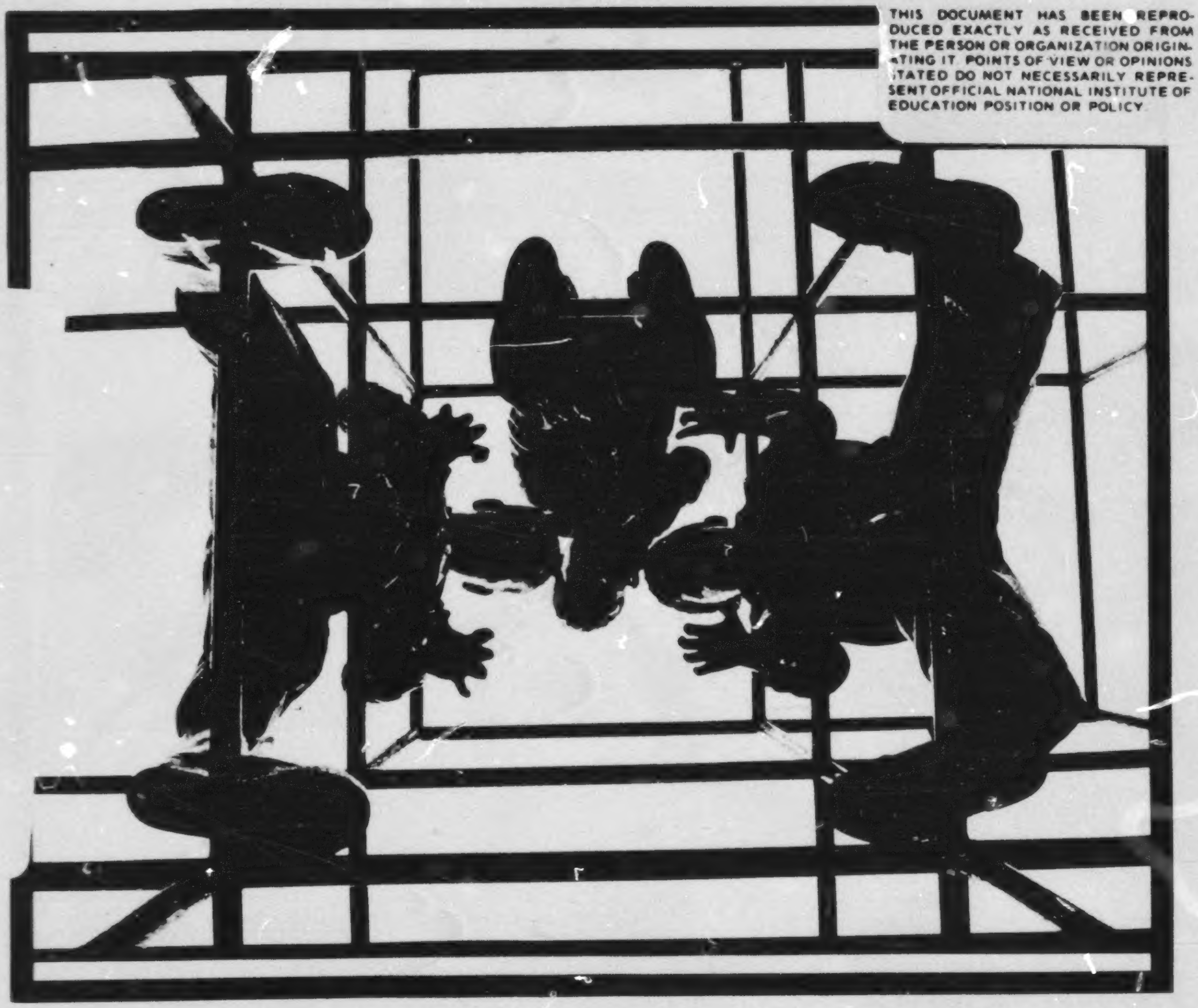

VOLUME 2: HOUSING PROGRAM SURVEY

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CHILD DEVELOPMENT AND THE HOUSING ENVIRONMENT

Volume 2. Housing Program Survey

August 1972

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Urban Systems Research & Engineering, Inc.

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PART I: INTRODUCTION

1.0 Introduction

This second volume of the research design report on Child Development and the Housing Environment presents the results of an extensive survey of certain federally subsidized housing programs; this survey was designed primarily to identify individual housing projects which met the requirements of the design described in Volume One. These requirements related to the socio-economic characteristics of residents of both the project and its neighborhood, to the number of potential subjects satisfying the socio-economic requirements, and to regional, educational and physical variables. Failure to identify an adequate number of projects satisfying these requirements means that the research design cannot be exercized at this time.

Realization of these design-related objectives could not have been achieved without much time consuming surveying of the location and resident composition of projects funded under programs other than the 236-Rent Supplement programs. It is hoped that this information will be of independent value to those interested in the operation of the 236/RS program. These data are presented in summary form in Part III of this Volume and in the form of individual project descriptions in Part IV. The procedures and methods used to select the programs and survey the projects described are presented in Part V. In the next section, the principal findings of the survey are presented both as they relate to the feasibility of the research design and to the overall contribution of the 236/RS program to the realization of the goals of the "Open Communities" policy.

PART II: FINDINGS

2.0 Findings

2.1 Research Design Feasibility

In order to satisfy the requirements of the research design, a set of housing projects must be identified which satisfy three basic kinds of selection criteria; these criteria relate to (i) project and neighborhood income criteria, (ii) size and composition requirements for the samples, and (iii) matching on excluded variables. These are now dealt with in turn.

2.1.1 Project and Neighborhood Income Criteria

The research design calls for the analysis of child and family variables within a two-way, two-level classification of the housing environment. The classificatory variables are neighborhood SES and project resident income. For the purposes of the study, "neighborhood" was defined as coterminous with the elementary school district in which the project was located. Neighborhood SES classification was then based upon comparison of project neighborhood data and SMSA aggregates along the dimensions of income, education, and occupation. If neighborhood variables exceeded SMSA averages on occupational , educational and income measures, the neighborhood was called middle-class.[1] Resident income was taken as the Mean Adjusted Family Income used in determining eligibility for the 236 program.[2]

Application of the neighborhood criteria, together with resident criteria, yield six programs located in convincingly "middle-class" neighborhoods. These projects together with the associated neighborhood data, are presented in Table 1 . These six projects exhibit quite wide variation in Mean Adjusted Family Income ranging from $6,488 at Park Montgomery to $4,086 at Ridgecrest. These

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[1] For a more detailed description of this procedure, see Part V, Section 2.1, p. 123.

[2] For definition, see SUMMARY COMPARISON CHART: Mean Adjusted Family Income by Race and Family Structure, p. 13.

	Friendly Gardens	Park Montgomery	Cambridge Sq. No.	Carriage House No.	Ridgecrest Apts.	Camelback West
SCHOOL ENROLLMENT						
% 16 to 21 years not high school graduates & not enrolled in school	.11+	.33+	.69+	.31+	.71+	.69+
YEARS OF SCHOOL COMPLETED						
median school years completed	1.06+	1.02+	1.03+	1.13+	1.11+	1.02+
% high school graduates	1.16+	1.16+	1.31+	1.50+	1.50+	1.24+
EMPLOYMENT STATUS						
% civilian labor force unemployed	.83+	.58+	.56+	.56+	.70+	.69+
% married women in labor force, husband present & children under 6	1.16-	.78+	.88+	.43+	1.24-	.88+
OCCUPATION						
% professional, technical, managers, & administrators except farm	1.25+	1.27+	1.34+	2.28+	1.56+	1.55+
% craftsmen, foremen, & kindred workers	.55+	.88+	.90+	1.00-	.78+	1.17-
INCOME OF FAMILIES IN 1969						
median	1.04+	1.30+	1.06+	1.60+	1.39+	1.21+
mean	1.04+	1.18+	1.05+	1.90+	1.50+	1.14+
INCOME BELOW POVERTY LEVEL						
% of all families	.56+	.38+	.32+	.26+	.54+	.37+
TENURE						
% of total units owner occupied	.65-	1.94+	1.43+	1.25+	.64-	1.43+
ROOMS						
median	.90-	1.27+	1.06+	1.22+	.98-	1.25+
VALUE OF OWNER OCCUPIED UNITS						
median	1.08+	.97-	1.39+	1.89+	1.49+	1.19+
mean	1.22+	1.12+	1.51+	1.73+	1.66+	1.16+
GROSS RENT						
median	1.23+	1.35+	1.16+	1.51+	1.84+	1.42+
	Washington, D.C.	Washington, D.C.	Indianapolis, Ind.	Indianapolis, Ind.	San Antonio, Texas	Phoenix, Ariz.

SYMBOLS + Positive indicator of "middle classness" within the SMSA
- Negative indicator of "middle classness" within the SMSA

SOURCES: U.S. Bureau of the Census
Census of Population and Housing; 1970 CENSUS TRACTS

Table 1. Index Measurement of SES for Selected Programs: Ratio of Neighborhood to SMSA

income variations are heavily confounded with regional variables, however, with the two Maryland projects--Park Montgomery and Friendly Gardens--both having mean income levels of over $6,000, the two Indiana projects following with mean income levels bracketing $5,000 and the two southwestern projects--Ridgecrest and Camelback--with mean income in the $4,000-$4,500 range. In terms of the design discussion, the Maryland projects could be characterized as "moderate income" projects and the southwestern projects as "low income."

2.1.2 Size and Composition Requirements for the Sample

Five important criteria for sample selection were identified in the research design discussion. They are:

(i) Sample size. The design called for a total of 108 subjects per cell, distributed between age groups as follows:

Pre-school - 36
Elementary school - 48
High School - 24

(ii) Income. Family income is an independent variable in the design, and fixed proportions of low and moderate income families should be sampled.

(iii) Race. Race of family is also an independent variable and cells should have fixed proportions of Black and White families.

(iv) Family structure. The subject families should be balanced with respect to the proportion of single parent families.

(v) Previous residence. Subject families should all come from neighborhoods of similar SES; since the research design focuses on the impact of environmental change, these should be, as far as possible, low income neighborhoods.

These criteria have been applied to the resident data collected as part of the Housing Program Survey. Of the five, the most complex criterion--and the only one requiring additional definition--is the previous residence constraint. Income data from the Census of Housing were used to develop estimates of the level of environmental change associated with the moves of individual families into the housing projects selected. This measure of environmental change is given by the ratio of mean housing value for the project neighborhood to the previous residence census tract. Families were screened on both 1.5 and 1.25 levels of this environmental change factor.[1]

Of the ten projects for which a detailed analysis of applicant records was performed, an actual count yields 94 children improving their environment by a factor of 1.5 or more; an estimated 488 improved their environment by a factor of 1.25 or more.[2] If the four projects which do not qualify in terms of neighborhood SES are eliminated, there remain an estimated total of 202 children of families passing the environmental change (1.25) test. The breakdown of these children by race and income is shown in Table 2.

		Income	
		≤$6,000	>$6,000
Race	White	155	
	Black	32	37

Table 2. Estimated Number of Children Improving Environment (1.25) by Race and Income

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[1] A description of this procedure is provided in Part V, Section 2.2 p. 128.

[2] For development of this estimate see Table 1, p. 130. For summary comparison charts with income and ethnic breakdowns, see pgs. 14 and 15.

The heavy preponderance of white families reflects the limited extent of racial integration within the 236 program in middle-income neighborhoods. To accomodate this imbalance in the sampling design, it would be necessary to include more white than black families; a ratio of 2:1 could be accomodated by the population of these six programs. Similarly, an income breakdown of 2 low-income subjects to 1 moderate income subject is feasible and would reflect the orientation of the study towards the economically disadvantaged. Table 3 shows a possible breakdown of subjects between income and race.

		Income	
		≤$6,000	>$6,000
Race	White	48	24
	Black	24	12

Table 3. Possible Breakdown of Children Improving Environments by Race and Income

The six projects included show the percentage of female heads of household varying from 20%-50% for white families and from 10%-60% for black families; since the number of black families undoubtedly represents the major constraint in sampling, the proportion of 1-parent families should closely reflect this proportion in the black subject population. The weighted average of one parent families in this sample is 0.32, so it would be reasonable to attempt another 2:1 breakdown between 2 and 1 parent families. The complete breakdown of the sample by race, income, and family structure is given in Table 4.

	≤$6,000		>$6,000	
	White	Black	White	Black
2-parent	32	16	16	8
1-parent	16	8	8	4

Table 4. Possible Subject Children Broken Down by Race, Income, and Family Structure

Within each of these cells, insofar as it is possible, there would be an age-group breakdown in the ratio 3:4:2. Clearly the imbalance between low and moderate income and between white and black families makes such a breakdown difficult to accomplish without confounding age with other variables, if not impossible.

One significant problem that does remain is the treatment of mean adjusted income in the projects. From the discussion of this section, it is reasonably clear that further splitting of the "middle-class" neighborhood projects by income cannot be reconciled with the limited availability of subjects; furthermore, the confounding of income and regional variation makes it unclear whether this would in any event be desirable. One solution would be to modify the first phase design by contrasting projects along the neighborhood dimension only controlling for projects in poorer neighborhoods. The second phase could then be carried out by splitting the first stage projects into two income groups, and by adding one or two additional projects in each category. Alternatively, if additional projects satisfying the design requirements cannot be located, the second stage can be eliminated, and the longitudinal third phase can then emphasize the neighborhood dimension of environmental change exclusively. Project income can, of course, be treated as an independent variable using regression analysis.

2.1.3 Matching on Excluded Variables.

The six projects selected to represent significant environmental change are rather well-balanced regionally, with projects distributed between the Eastern, Mid-western and South-West regions. The six projects are also fairly well-balanced in terms of school participation, with project impacts[1] varying between 10%-19%. All but one project show district school expenditures above the state average, and in that one case, school expenditures are close to the state average.[1] The six projects provide a reasonable cross-section of physical structures, with four 2-story garden apartment developments, one 4-story garden apartment, and one multi-story apartment complex. Once again, this distribution should be preserved in the selection of comparison projects.

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[1] Computed as the percentage the project children contribute to the school's average daily membership. See SCHOOL SUMMARY COMPARISON CHART: Impact, PPE, Educational Level of Teachers, Pupil/Teacher Ratio, p. 19.

2.1.[illegible] Conclusion

Some six 236/RS projects satisfying project and neighborhood economic criteria have been identified, but the size and composition of the resident populations are scarcely adequate to support implementation of the research design. Specifically, the necessity to use an imbalanced design makes it impossible to secure the desired breakdown between age groups in the moderate high income and black subject groups. Furthermore, the confounding of mean adjusted income and regional variation make it doubtful, if not impossible, to use this as a design variable. Even if the design were modified in this respect, it is clear that the conduct of the study would be an extremely speculative undertaking. For these reasons, it is recommended that the study not be carried out at this time.

2.2 The "Open Communities" Policy

This survey was conducted for the specific purpose of identifying housing projects suitable for inclusion in the Housing/Child Development study. The scarcity of suitable projects, especially projects which have facilitated environmental change, casts some light on the extent to which declared housing policy objectives have been met by the 236/Rent Supplement subsidy program--the program most likely to meet these objectives.

Until late 1970, White House spokesmen and HUD officials espoused a policy generally known as "dispersal" or, in HUD terms, "Open Communities." In this context, "dispersal" generally means building housing for core-city low and moderate income families outside the central city--in the suburbs. The objectives were primarily social: better job opportunities for central city unemployed, better schools for their children, safer neighborhoods, better public services, and better inter-racial and inter-class understanding through interaction. Since suburbs are not uniformly white middle-class bastions, these objectives can be met by various levels of racial and socio-economic integration: to give access to job opportunities, only metropolitan level integration is necessary, but to give better educational opportunities, it can be argued, the white middle-class elementary school neighborhood must be integrated.

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[1] See SCHOOL SUMMARY COMPARISON CHART: Impact, PPE, Educational Level of Teachers, Pupil/Teacher Ratio, p. 19.

The locational decisions for the projects surveyed in this study were made at the height of the "Open Communities" Policy. Many of the projects were occupied after implementation of "affirmative marketing"--HUD approval of plans to advertize projects through minority oriented channels. The survey sought "social mixing"--racial and socio-economic integration--on the elementary school level (i.e., integrated projects of central city families in white middle-class neighborhoods).

Nevertheless, very few integrated projects of 80 or more units for low and moderate income families (236/RS) were found in middle-class neighborhoods, despite specific survey procedures designed to identify such projects.[1] Even in these projects, there was only limited evidence that residents had achieved significant environmental change. Thus, a sample of the previous residences of all projects in the highest income neighborhoods, indicated that fewer than a third of the families improved their neighborhood environment by a factor of 1.5 or more. Apparently, most 236 families did not move from the "inner city." On the basis of this evidence, it is hard to escape the conclusion that the "Open Communities" Policy did not work.

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[1] The survey covered 67% of the 236/RS projects (occupied or near occupancy in June 1972, 80+ units, new construction, non-elderly, located in SMSAs of 250,000+ population) with most of the remaining projects located in the southeast, an area intentionally not surveyed. Less than 1% of the projects were found in middle-class neighborhoods. Please see Part V, Methodology, for definitions and methods.

PART III: SUMMARY COMPARISON CHARTS

SUMMARY CHART OF SIGNIFICANT DESIGN C[illegible]ERIA

	Neighborhood "Middle-Class"	Subject Children Estimated Number	School Project Impact	Project Turnover
DEERFIELD/SUNSET Waterbury, Conn.	-	9	10%	15%
FRIENDLY GARDENS Silver Spring, Md.	+	23	19%	4%
PARK MONTGOMERY Silver Spring, Md.	+	36	17%	4%
ROCK CREEK TERRACE Rockville, Md.	+/-	18	10%	2%
NORTHCREST GARDENS Dayton, Ohio	-	55	7%	20%
CAMBRIDGE SQUARE NO. Indianapolis, Ind.	+	18	15%	20%
CARRIAGE HOUSE NO. Indianapolis, Ind.	+	20	10%	24%
RIDGECREST San Antonio, Texas	+	93	10%	72%
THE RIGSBY San Antonio, Texas	-	204	13%	125%
CAMELBACK WEST Phoenix, Arizona	+	12	10%	10%

SURVEY SUMMARY COMPARISON CHART: Selected Subject, Project, Neighborhood, School Characteristics*

	SUBJECT FAMILIES													PROJECT		NEIGHBORHOOD						SCHOOL	
	Number of Families	% Black	% Female Heads of Household		Mean Family Income		% Skilled		% Unemployed		Number of Children Aged 3-14		Families Improved Environment by factor of +1.25 (Families improved/checked)	% Annual Turnover FY '72	Waiting List (Raw Number)	% Black	Ratio Median Family Income 1969 (Neighborhood/SMSA)	Ratio Mean Housing Value (Neighborhood/City)	Ratio Mean Education Level (Neighborhood/SMSA)	Ratio Professionals and Managers (Neighborhood/SMSA)	Mobility (% persons in same unit as in 1965)	Ratio District (ADM)/State (ADA) Per Pupil Expenditure 1968-1969	Impact (% elementary school enrollment contributed by project children)
			W	B	W	B	W	B	W	B	W	B											
DEERFIELD/SUNSET	138	15%	13%	2%	6,366	5,874	60%	9%	3%	0%	168	30	2/9	15%	100	4.0%	1.02	.95	.95	.91	63%	.97	10%
FRIENDLY GARDENS	51	43%	25%	31%	5,700	4,944	39%	22%	12%	10%	70	57	6/19	4%	200	7.2%	1.04	1.22	1.06	1.25	35%	1.15	19%
PARK MONTGOMERY	50	69%	20%	60%	5,533	6,330	17%	63%	7%	6%	29	66	12/25	.4%	110	1.0%	1.30	1.12	1.02	1.27	71%	1.15	17%
ROCK CREEK TERRACE	205	23%	33%	8%	5,885	6,013	49%	15%	5%	0%	290	73	2/12	2%	100	2.0% .5%	1.04 1.06	1.17 .93	1.02 .98	1.39 .95	13/56%	1.15	10%
NORTHCREST GARDENS	96	13%	46%	7%	3,986	2,809	41%	2%	24%	11%	150	22	12/20	20%	200	0%	.91	1.15	.93	.72	52%	.90	7%
CAMBRIDGE SQUARE NORTH	48	18%	53%	10%	5,305	5,941	53%	14%	12%	0%	70	16	6/13	11%	44	4.3%	1.06	1.51	1.03	1.34	40%	1.88!	15%
CARRIAGE HOUSE NORTH	75	0%	59%	...	5,321	...	33%	...	4%	...	119	0	6/10	24%	84	6.1%	1.60	1.73	1.13	2.28	55%	.94	10%
RIDGECREST	48	9%	60%	6%	3,579	2,961	11%	3%	29%	0%	81	10	4/5	75%	4	.4%	1.39	1.66	1.11	1.56	39%	1.36	10%
THE RIGSBY	116	86%	10%	60%	2,609	2,961	2%	9%	7%	35%	66	193	11/17	125%!	0	4.3%	1.25	1.18	1.03	.88	63%	.79	13%
CAMELBACK WEST	20	0%	50%	...	4,733	...	50%	...	25%	...	33	0	2/2	4%	35	.9%	1.21	1.16	1.02	1.55	26%	1.08	10%

NOTE: All numbers except "Families Improving Environment" are weighted. The weighting factor is the number of units in the project divided by the number of application forms obtained from HUD. See the Methodology for weighting factor.
*See following charts for explanation of particular characteristics.
!Exception to category definition.

SUBJECT SUMMARY COMPARISON CHART: Ethnicity, Family Structure, Mean Income, Occupation, Environmental Change

		SUBJECT FAMILIES[1]											SUBJECT CHILDREN						
	Total Project Families	Total Number	% Black	% Female Head of Household		Mean Income		% Skilled		% Unemployed		Environmental Change +1.25[3]	Number Children 0-14	Number Children 0-2	Number Children Aged 3-14			Number Children From Female-Headed Households	
				W	B	W	B	W	B	W	B				Total	Black	%Black	W	B
DEERFIELD/SUNSET	479	138	15%	13%	2%	$6,366	$5,874	60%	9%	3%	0%	2/9	385	107	198	30	15%	26	4
FRIENDLY GARDENS	84	51	43%	25%	31%	5,700	4,944	39%	22%	12%	10%	6/19	145	18	127	57	45%	30	38
PARK MONTGOMERY	143	50	69%	20%	60%	5,533	6,330	17%	63%	7%	6%	12/25	115	20	95	66	69%	20	56
ROCK CREEK TERRACE	571	205	23%	33%	8%	5,883	6,013	49%	15%	5%	0%	2/12	549	186	363	73	20%	137	19
NORTHCREST GARDENS	182	96	13%	46%	7%	3,986	2,809	41%	2%	24%	11%	12/20	233	61	172	22	13%	73	10
CAMBRIDGE SQUARE NORTH	180	48	18%	53%	10%	5,305	5,941	53%	14%	12%	0%	6/13	133	47	86	16	19%	46	10
CARRIAGE HOUSE NORTH	300	75	0%	59%	...[2]	5,321	...	33%	...	4%	...	6/10	185	66	119	0	0%	68	...
RIDGECREST	152	48	9%	60%	6%	3,579	2,961	11%	3%	29%	0%	4/5	122	31	91	10	15%	49	8
THE RIGSBY	250	116	86%	10%	60%	2,609	2,961	2%	9%	7%	35%	11/17	327	68	259	193	75%	32	138
CAMELBACK WEST	100	20	0%	50%	...	4,733	...	50%	...	25%	...	2/2	41	8	33	0	0%	13	...

[1] Subject families include families with children between the ages of 3-14 as of September, 1972, with all military and student headed families omitted.

[2] The families not reporting ethnicity have been assumed "white" based on the small percentage (1-2%) of Black families in Carriage House North.

[3] The environmental change factor is +1.25. The proportion (x/y) indicates the number of families who improved their environment (x) compared with the total number of families (y) whose environmental change factor was calculated. The environmental change factor is determined by the ratio of the 1970 Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved. The base from which this environmental improvement is calculated is more limited than the rest of the chart. Excluded were families with no children between the ages of 4-12, professional or managerial headed families, all white families with adjusted incomes of $5,000 and over, families who previously lived outside the SMSA, families with no previous address listed, families whose previous residence could not be located. (For a detailed explanation, see Methodology.)
Individual limitations: Deerfield/Sunset--families whose race was not known; Northcrest Gardens--families whose race was not known with incomes $5,000 and over; Ridgecrest--applications dated prior to 9/71; Rigsby--families whose race was not known, all white families, applications dated prior to 9/71.

NOTE: All numbers except "environmental change" are weighted. The weighting factor is the number of units in the project divided by the number of application forms obtained from HUD. See the Methodology for weighting factor.

SUBJECT SUMMARY COMPARISON CHART: Mean Adjusted Family Income[1] by Race and Family Structure

	ALL FAMILIES			WHITE FAMILIES WITH CHILDREN AGED 3-14			BLACK FAMILIES WITH CHILDREN AGED 3-14			"RACE UNKNOWN" FAMILIES WITH CHILDREN AGED 3-14		
	All Families	Families with Children	Families with Children Aged 3-14*	All Families	Two-parent Families	Female-headed Families	All Families	Two-parent Families	Female-headed Families	All Families	Two-parent Families	Female-headed Families
DEERFIELD/SUNSET	$6,204	$6,628	$6,270	$6,366	$6,193	$5,690	$5,874	$5,913	$5,575	$6,251	$6,433	$5,331
FRIENDLY GARDENS	6,061	6,933	5,376	5,700	6,328	4,862	4,944	6,672	4,253			
PARK MONTGOMERY	6,488	6,517	6,079	5,533	7,351	4,723	6,330	7,952	6,077			
ROCK CREEK TERRACE	5,909	6,636	5,913	5,885	6,144	5,540	6,013	6,396	5,302			
NORTHCREST GARDENS	4,914	5,038	4,172	3,986	4,365	3,652	2,809	4,745	[illegible]	4,538	5,188	3,833
CAMBRIDGE SQUARE NORTH	4,947	5,890	5,429	5,305	5,472	5,213	5,941	6,314	5,762			
CARRIAGE HOUSE NORTH	5,069	5,731	5,321	5,069	5,455	5,226						
RIDGECREST	4,086	4,448	3,526	3,579	4,310	3,329	2,961	3,120	2,882			
THE RIGSBY	3,882	3,874	2,857	2,609	2,903	2,512	2,961	4,351	2,366	2,721	3,685	2,032
CAMELBACK WEST	4,525	5,771	4,733	4,733	5,795	3,670						

[1] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300. The mean incomes are generally for the year 1970 & 1971.

*Non Military, Non-Student headed families

SUBJECT SUMMARY COMPARISON CHART: Subject Children Improving Environment by a Factor of 1.5 or More[1]

Project / Income	<$4,000		<$5,000		<$6,000		<$7,000		<$8,000		Totals
Race	B	W	B	W	B	W	B	W	B	W	
DEERFIELD/SUNSET	-	-	-	-	-	...	-	...	-	...	0
FRIENDLY GARDENS	-	-	-	4	-	...	2	...	1	...	7
PARK MONTGOMERY	5	-	1	-	-	...	6	...	6	...	18
ROCK CREEK TERRACE	-	-	-	-	-	...	-	...	-	...	00
NORTHCREST GARDENS	2	10	-	-	-	...	-	...	-	...	12
CAMBRIDGE SQUARE NORTH	-	-	-	2	7	...	1	...	2	...	12
CARRIAGE HOUSE NORTH	-	-	-	2	-	...	-	...	-	...	2
RIDGECREST	-	4	-	5	-	...	-	...	-	...	9
THE RIGSBY	19		11		1	...	-	...	-	...	31
CAMELBACK WEST	-	2	-	1	-	...	-	...	-	...	3
Totals	26	16	12	14	8	...	9	...	9	...	94

[1] Children aged 4-12 of non-student, non-military, non-professional headed families whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted. The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

- = zero

... = environmental improvement not determined for white families with income $5,000 and over

NOTE: The numbers shown on this chart are not weighted in any manner.

SUBJECT SUMMARY COMPARISON CHART: Subject Children Improving Environment by a Factor of 1.25 or More[1]

Project / Income	<$4,000		<$5,000		<$6,000		<$7,000		<$8,000		Totals	Estimated Possible Total*
Race	B	W	B	W	B	W	B	W	B	W		
DEERFIELD/SUNSET	-	-	1	-	2	...	-	...	--	...	3	9
FRIENDLY GARDENS	8	-	-	4	-	...	2	...	1	...	15	23
PARK MONTGOMERY	5	-	1	-	-	...	9	...	10	...	25	36
ROCK CREEK TERRACE	-	-	-	-	1	...	4	...	2	...	7	18
NORTHCREST GARDENS	2	16	-	-	-	...	-	...	-	...	18	55
CAMBRIDGE SQUARE NORTH	-	-	-	2	7	...	1	...	2	...	12	18
CARRIAGE HOUSE NORTH	-	6	-	3	-	...	-	...	-	...	9	20
RIDGECREST	-	7	-	5	-	...	-	...	-	...	12	93
THE RIGSBY	19	-	11	-	1	...	-	...	-	...	31	204
CAMELBACK WEST	-	2	-	1	-	...	-	...	-	...	3	12
Totals	34	31	13	15	11		16		15	...	135	488

[1] Children aged 4-12 of non-student, non-military, non-professional headed families whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted. The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

- = zero

... = environmental improvement not determined for white families with income $5,000 and over

*The estimates in this column are based on a series of assumptions explained in the Methodology.

PROJECT SUMMARY COMPARISON CHART: Program, Income Limits, Size, Age, Turnover, Waiting List

PROJECTS	PROGRAM TYPE[1]	FAMILY OF 4 INCOME LIMITS[2]	# UNITS	YEAR OCCUPIED	ANNUALIZED TURNOVER FY 1972	# WAITING 8/72
Deerfield/Sunset	236/RS	$8,100	479	1971	15%	100
Friendly Gardens	236/RS	$7,695	84	1972	4%	200
Park Montgomery	236/RS	$7,695	143	1971	4%	110+
Rock Creek Terrace	236/RS	$7,695	571	1971	2%	100+
Northcrest Gardens	236/RS	$8,100	182	1971	20%	200
Cambridge Square No.	236/RS	$7,560	180	1972	20%	44
Carriage House No.	236	$7,560	300	1971	24%	84
Ridgecrest	236/RS	$6,345	152	1969	72%	4
The Rigsby	236/RS	$6,345	250	1970	125%[3]	0
Camelback West	236/RS	$6,885	100	1972	10%	35

[1] 236 and rent supplement are federally subsidized multi-family rental housing programs, intended for low and moderate income families. Normally a rent supplement authorization for a 236 project is 20% of the units.

[2] 236 admission income limits are equal to 135% of the local public housing admission limits. Rent supplement limits (not shown) are equivalent to the public housing limits in the area. Incomes are adjusted. In the case of 236, 5% of the total income, earnings of eligible minors, and $300 for each eligible minor are deducted from the total income to reach a figure on which the income limits are applied.

[3] Since September 1970--no other breakdown was available.

NEIGHBORHOOD[1] SUMMARY COMPARISON CHART: Selected 1970 U.S. Census Data

	Deerfield/ Sunset	Friendly Gardens	Park Montgomery	Rock Creek Terrace (M)	Rock Creek Terrace (RH)	Northeast Gardens	Cambridge Square No.	Carriage House No.	Ridgecrest Apts.	The Rigsby	Camelback West
RACE											
all persons	11,839*	5,511*	6,594*	4,265*	7,296*	6,178*	3,452*	5,184*	6,137*	6,903*	5,602*
% black	4.0%*	7.2%*	1.0%*	2.0%*	0.5%	0.0%*	4.3%	6.1%	0.36%*	4.3%*	0.9%*
SCHOOL ENROLLMENT											
%16 to 21 years not high school graduates & not enrolled in school	10.0%	4.1%	12.8%	9.9%	10.8%	17.8%	14.6%	5.8%	12.0%	12.1%	11.0%
YEARS OF SCHOOL COMPLETED											
median school years completed	11.4	13.3	12.8	12.8	12.4	11.3	12.6	13.8	12.8	11.8	12.6
% high school graduates	49.2%	79.4%	79.4%	82.7%	73.0%	43.5%	73.3%	83.9%	70.0%	68.4%	74.8%
EMPLOYMENT STATUS											
% civilian labor force unemployed	3.9%	2.0%	1.4%	1.8%	1.8%	4.9%	1.8%	1.8%	2.6%	2.1%	2.5%
% married women in labor force, husband present & children under 6	18.2%	37.0%	24.8%	28.7%	20.8%	27.3%	27.0%	13.3%	34.4%	27.4%	26.9%
OCCUPATION											
% professional, technical, managers, and administrators except farm	21.0%	44.1%	44.6%	48.8%	33.6%	16.5%	29.6%	50.4%	25.3%	19.9%	30.3%
% craftsmen, foremen, & kindred workers	16.6%	5.3%	8.4%	6.1%	12.3%	15.8%	12.6%	4.3%	11.[illegible]	18.1%	15.6%
INCOME OF FAMILIES IN 1969											
median	$11,433	$13,493	$16,802	$13,494	$13,739	$10,235	$11,387	$17,234	$11,082	$9,944	$11,970
mean	$11,549	$15,3[illegible]	$17,446	$14,350	$14,212	$10,925	$12,632	$19,[illegible]58	$1[illegible]556	$10,441	$12,156
INCOME BELOW POVERTY LEVEL											
% of all families	2.9%	3.4%	2.3%	1.4	2.7%	7.2%	2.1%	1.7%	8.7%	5.3%	3.3%
mean family income	...	$591	...	...	$1,943	$710	...	...	$2,208	$1,067	$1,522
TENURE											
% of total units owner occupied	64.9%	30.0%*	89.3%	5.8%*	73.9%*	54.3%*	88.0%*	77.0%*	38.0%*	36.9%	90.6%*
ROOMS											
median	4.9	4.6	6.5	4.7	6.0	4.7	5.3	6.1	4.7	5.2	6.0
VALUE OF OWNER OCCUPIED UNITS											
median	$18,264	$30,445	$27,493	$32,659	$23,775	$16,800	$20,727	$28,218	$18,200	$15,493	$20,500
mean	$19,312*	$32,273*	$29,566*	$31,102*	$24,549*	$18,633*	$26,715*	$30,637*	$22,455*	$15,5[illegible]7*	$21,900
GROSS RENT											
median	$126	$174	$192	$184	$187	$135	$133	$173	$158	$88	$172
YEAR STRUCTURE BUILT											
% built 1965 to March 1970	20.6%	15.5%	1.6%	69.6%	17.2%	12.5%	33.4%	20.0%	34.9%	12.1%	48.0%
MOBILITY											
% persons in same unit as in 1965	63.3%	34.8%	70.9%	12.9%	56.3%	51.6%	39.8%	55.2%	38.5%	62.6%	25.5%
	Waterbury, Conn.	Washington, D.C.	Washington, D.C.	Washington, D.C.	Washington, D.C.	Dayton, Ohio	Indianapolis, Ind.	Indianapolis, Ind.	San Antonio, Texas	San Antonio, Texas	Phoenix, Ariz.

SOURCES: U.S. Bureau of the Census, Census of Population and Housing: 1970, CENSUS TRACTS, Final Report PHC(1)- SMSA
U.S. Government Printing Office, Washington, D.C. 1971
*U.S. Bureau of the Census, Census of Housing: 1970, BLOCK STATISTICS, Final Report HC(3)- Urbanized Area
U.S. Government Printing Office, Washington, D.C. 1972

NOTES: [1] The neighborhood is the 1972-1973 elementary school district which a majority of the elementary school aged project children attend.

NEIGHBORHOOD[1] SUMMARY COMPARISON CHART: Selected 1970 U.S. Census Data--Ratio of Neighborhood to SMSA

	Deerfield/ Sunset	Friendly Gardens	Park Montgomery	Rock Creek Terrace (M)	Rock Creek Terrace (RH)	Northcrest Gardens	Cambridge Sq. No.	Carriage House No.	Ridgecrest Apts.	The Rigsby	Camelback West
RACE											
all persons	.01	.002	.001	.01	.003	.01	.003	.005	.007	.008	.006
% black	.14	.29	.04	.08	.02	.00	.35	.49	.05	.62	.26
SCHOOL ENROLLMENT											
% 16 to 21 years not high school graduates & not enrolled in school	.67+	.11+	.33+	.26+	.38+	.52+	.69+	.31+	.71+	.71+	.69+
YEARS OF SCHOOL COMPLETED											
median school years completed	.95-	1.06+	1.02+	1.02+	.98-	.93-	1.03+	1.13+	1.11+	1.03+	1.02+
% high school graduates	.99-	1.16+	1.16+	1.21+	1.07+	.64-	1.31+	1.50+	1.50+	1.03+	1.24+
EMPLOYMENT STATUS											
% civilian labor force unemployed	1.06-	.83+	.58+	.75+	.75+	1.53-	.56+	.56+	.70+	.57+	.69+
% married women in labor force, husband present & children under 6	.64+	1.16-	.78+	.90+	.65+	1.08-	.88+	.43+	1.24-	.99+	.88+
OCCUPATION											
% professional, technical, managers, & administrators except farm	.91-	1.25+	1.27+	1.39+	.95-	.72-	1.34+	2.28+	1.56+	.88-	1.55+
% craftsmen, foremen, & kindred workers	.99+	.55+	.88+	.84+	1.28-	1.08-	.90+	1.00-	.78+	1.26-	1.17-
INCOME OF FAMILIES IN 1969											
median	1.02+	1.04+	1.30+	1.04+	1.06+	.91-	1.06+	1.60+	1.39+	1.25+	1.21+
mean	.93-	1.04+	1.18+	.97-	.96-	.89-	1.05+	1.90+	1.50+	1.10+	1.14+
INCOME BELOW POVERTY LEVEL											
% of all families	.53+	.56+	.38+	.23+	.44+	1.20-	.32+	.26+	.54+	.33+	.37+
mean family income		.31	...	...	1.05	.38	...	...	1.00	.73	.76
TENURE											
% of total units owner occupied	1.09+	.65-	1.94+	.13-	1.61+	.85+	1.43+	1.25+	.64-	1.46+	1.43+
ROOMS											
median	.96-	.90-	1.27+	.92-	1.18+	.89-	1.06+	1.22+	.98-	1.08+	1.25+
VALUE OF OWNER OCCUPIED UNITS											
median	.90-	1.08+	.97-	1.15+	.84-	.91-	1.39+	1.89+	1.49+	1.27+	1.13+
mean[2]	.95-	1.22+	1.12+	1.17+	.93-	1.15+	1.51+	1.73+	1.66+	1.18+	1.16+
GROSS RENT											
median	1.22+	1.23+	1.35+	1.30+	1.32+	1.16+	1.16+	1.51+	1.84+	1.03+	1.42+
YEAR STRUCTURE BUILT											
% built 1965 to March 1970	1.81	.92	.09	4.12	1.02	.87	2.17	1.30	2.03	.06	2.41
MOBILITY											
% persons in same unit as in 1965	1.03	.83	1.70	.31	1.35	1.04	.82	1.13	.82	1.33	.63
	Waterbury, Conn.	Washington, D.C.	Washington, D.C.	Washington, D.C.	Washington, D.C.	Dayton, Ohio	Indianapolis, Ind.	Indianapolis, Ind.	San Antonio, Texas	San Antonio, Texas	Phoenix, Ariz.

SOURCES: U.S. Bureau of the Census, Census of Population and Housing: 1970, CENSUS TRACTS, Final Report PHC(1)- SMSA, U.S. Government Printing Office, Washington, D.C. 1971
U.S. Bureau of the Census, Census of Housing: 1970, BLOCK STATISTICS, Final Report HC(3)- Urbanized Area, U.S. Government Printing Office, Washington, D.C. 1972

NOTES:

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[1] The neighborhood is the 1972-1973 elementary school district which a majority of the elementary school aged project children attend.

[2] Ratio of the neighborhood to the central city.

SCHOOL SUMMARY COMPARISON CHART: Impact, PPE, Educational Level of Teachers, Pupil/Teacher Ratio

Project	School District/State	Project Impact[1]	District PPE 1968-1969 (ADM)[2]	Ratio District PPE (ADM)/Mean State PPE (ADA) 1968-1969[3]	Classroom Teacher Education - 1969 % less BA/% MA[4]	Ratio Pupils to Teachers (1969) Elementary School District[5]
DEERFIELD/SUNSET	Waterbury/Connecticut		$ 788	.97	2%/47%	21
FRIENDLY GARDENS	Montgomery County/Md.	19%	865	1.15	1%/38%	23
PARK MONTGOMERY	Montgomery County/Md.	17%	865	1.15	1%/38%	23
ROCK CREEK TERRACE	Montgomery County/Md.	10%	865	1.15	1%/38%	23
NORTHCREST GARDENS	Northridge/Ohio	7%	549	.90	7%/13%	26
CAMBRIDGE SQUARE NORTH	Pike Township/Indiana	15%	1,469 ('70-'71)	1.88 ('70-'71)		
CARRIAGE HOUSE NORTH	Washington Township/Indiana	10%	602	.94	0%/51%	24
RIDGECREST	Alamo Heights/Texas	10%	720	1.36		
RIGSBY	San Antonio Independent/Texas	13%	416	.79	1%/28%	30
CAMELBACK WEST	Alhambra-Union/Arizona	10%	692	1.08	0%/68%	22

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[1] The "Project Impact %" roughly indicates the percentage the children from the project contribute to the elementary school's average daily membership. The sources of the school estimates are in most cases the elementary school's administrators. In the cases of Carriage House North, Cambridge Square North, and Friendly Gardens, the estimates are based on the number of elementary school children found in the tenant application forms.

[2] National Center for Educational Statistics, United States Department of Health, Education and Welfare. Statistics of Local Public School Systems, Finances 1968-1969, Washington, D.C., United States Government Printing Office, June 1971. Table 5: "Current Expenditures Per Pupil in Average Daily Membership (ADM), By Account, for Selected Local Public School Systems in the United States: School Year 1968-1969." pp. 182-202.

[3] National Center for Educational Statistics, United States Department of Health, Education and Welfare. "Current Expenditures by Local Education Agencies for Free Public Elementary and Secondary Education." Washington, D.C., United States Government Printing Office, September 1971. Table: "Current Expenditures for Free Public Elementary and Secondary Education, Average Daily Attendance, Current Expenditures Per Pupil and Percent Increase, by Region and State: 1969-1970."
NOTE: The state ADM per pupil expenditures were recalculated to be comparable to the district figures in terms of school year. However, ADM (district) and ADA (state) differ enough to make the per pupil expenditure on an ADA basis higher (for example, 1971-1972 per pupil expenditure for the United States is $870 for ADM and $930 for ADA). Therefore, the ratio underestimates the district effort relative to the state average.

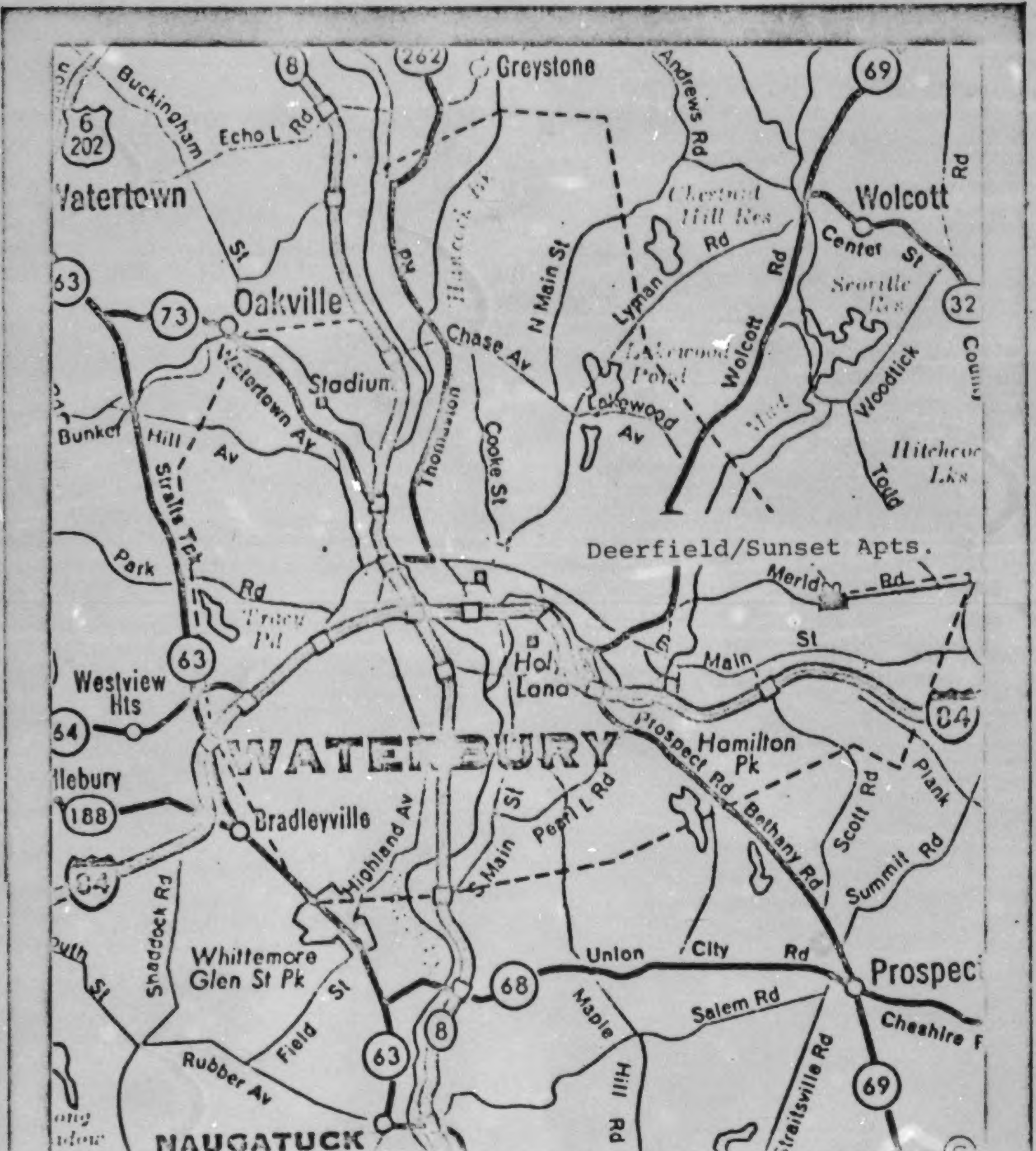
[4] National Center for Educational Statistics, United States Department of Health, Education and Welfare. Statistics of Local Public School Systems, Fall 1969 - Pupils and Staff. Washington, D.C., United States Government Printing Office, 1971. Table 4: "Classroom Teachers, by Highest Level of Education Completed, in Selected Local Public School Systems, Fall 1969." pp. 125-145.

[5] Ibid. Table 1: "Number of Pupils and Classroom Teachers, and Ratio of Pupils to Classroom Teachers, by Organizational Level, in Selected Local Public School Systems, Fall 1969." pp. 15-35.

PART IV: PROJECT DESCRIPTIONS

DEERFIELD SUNSET APTS.

WATERBURY, CONN.



DEERFIELD/SUNSET APARTMENTS

Address: Meridan Road
Waterbury, Connecticut

Manager: Carrabetta Realty
Joyce Hamont

Telephone: 1-203-235-1635

Program Type: 236

Rent Supplement Authorization: 20%

Family Income Limits:

Waterbury
Limits in dollars by number of persons in family

1	2	3	4	5	6+
6075	6885	7560	8100	8640	9045

Year of Occupancy: May, 1971

Structure Type: Duplex garden apartments

Number of Units: 479

Sizes of Units: 1 bedroom - 36
2 bedroom - 420
3 bedroom - 41

Turnover FY 1972: 15%

Waiting List 8/72: 100

DEERFIELD/SUNSET

Total Number Units	479

SUBJECT FAMILIES[1]	White	Black	Total
Total	117	21	138
% Female Heads of Household	13%	2%	15%
(total female heads of household)	(87%	13%	100%)
% Skilled	60%	9%	69%
(total skilled subjects)	(87%	13%	100%)
% Unemployed	3%	0%	3%
(total unemployed subjects)	(100%	0%	100%)
Mean Income	$6,336	$5,874	$6,270

SUBJECT CHILDREN[2]	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	385
Number Potential Subject Children Aged 0-2	...	...	187
Actual Number Subject Children Aged 3-14	168	30	198
Actual Number Subject Children from Female-headed Households	26	4	30

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[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

DEERFIELD/SUNSET

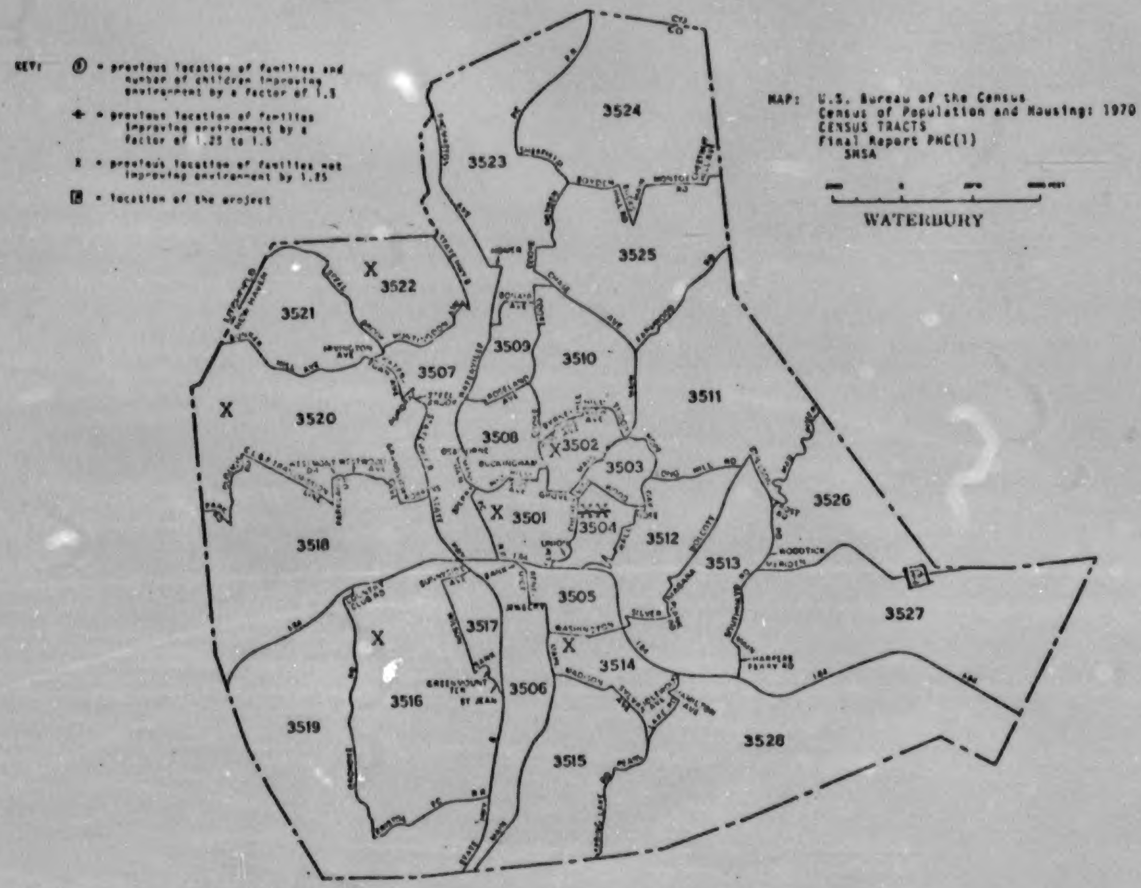
MEAN INCOME OF PROJECT RESIDENTS

All Families	$6,204
All Families with Children	6,628
All Non-Military, Non-Student Families with Children Aged 3-14	6,270

Non-Student, Non-Military Families			
	White Families	Black Families	Race Unknown[1]
All Families	$6,366	$5,874	$6,251
2-parent Families	6,493	5,913	6,433
Female Head of Household	5,690	5,575	5,331

Public Housing Admission Limits, Family of 4	$ 6,000

[1] Race unknown represents those application forms not reporting an appropriate ethnicity code.


KEY:
① = previous location of families and number of children improving environment by a factor of 1.5
✚ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
P = location of the project
WATERBURY
3501
3502
3503
3504
3505
3506
3507
3508
3509
3510
3511
3512
3513
3514
3515
3516
3517
3518
3519
3520
3521
3522
3523
3524
3525
3526
3527
3528
X

MAP: U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)
SMSA

Deerfield/Sunset: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0 / 0	
	White	0 / 0	
< $5,000	Black	0 / 0	
	White	0 / 0	
< $6,000	Black	0 / 0	
	White	. . .	
< $7,000	Black	0 / 0	
	White	. . .	
< $8,000	Black	0 / 0	
	White	. . .	
TOTAL (9)[4]	Black	0 / 0	
	White	0 / 0	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

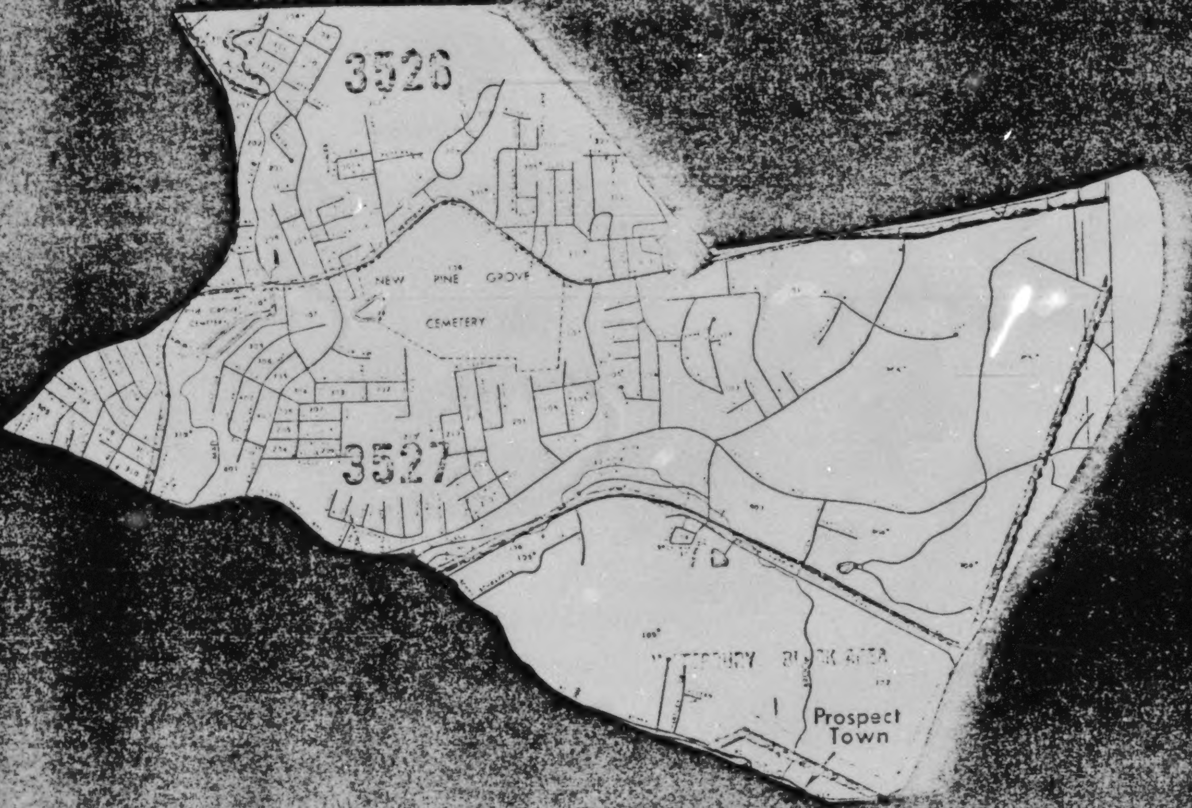
[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

[3] Non-student, non-military, non-professional headed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

DEERFIELD SUNSET APTS.

WATERBURY, CONN.



1970
MEAN NEIGHBORHOOD HOUSING VALUE: $19,312
NEIGHBORHOOD/CENTRAL CITY RATIO: .95

RATIO: Neighborhood/SMSA		PROJECT: Deerfield/Sunset	SMSA: Waterbury	CENTRAL CITY: Waterbury	NEIGHBORHOOD: East Farms	TRACT:[2] 3527 84%/37%	TRACT: 3526 100%/34%	TRACT: 3513 30%/15%	TRACT: 3528 36%/11%
		RACE							
.01		all persons	208,956	108,033	11,839*	5,293	4,143	6,028	3,856
.14		% black	5.5%	10.1%	4.0%*	0.2%	1.3%	0.7%	1.7%
		SCHOOL ENROLLMENT							
.67	+	% 16 to 21 years not high school graduates & not enrolled in school	15.0%	18.0%	10.0%	11.0%	7.0%	12.0%	15.8%
		YEARS OF SCHOOL COMPLETED							
.95	-	median school years completed	12.0	10.9	11.4	11.6	12.1	11.2	12.3
.99	-	% high school graduates	49.9%	42.8%	49.2%	47.1%	53.7%	44.6%	61.9%
		EMPLOYMENT STATUS							
1.06	-	% civilian labor force unemployed	3.7%	4.5%	3.9%	5.0%	3.4%	3.3%	3.6%
.64	+	% married women in labor force, husband present & children under 6	28.8%	28.8%	18.3%	21.9%	15.2%	16.4%	23.7%
		OCCUPATION							
.91	-	% professional, technical, managers, & administrators except farm	23.1%	19.0%	21.0%	21.7%	21.2%	18.7%	27.1%
.99	+	% craftsmen, foremen, & kindred workers	16.9%	17.0%	16.8%	18.2%	16.3%	17.6%	17.5%
		INCOME OF FAMILIES IN 1969							
1.02	+	median	$11,245	$10,459	$11,433	$11,623	$11,146	$9,843	$12,676
.93	-	mean	$12,484	$11,500	$11,549	$11,937	$12,115	$10,582	$12,960
		INCOME BELOW POVERTY LEVEL[3]							
.53	+	% of all famlies	5.5%	7.1%	2.9%	3.2%	1.7%	5.2%	3.3%
...		mean family income	$1,710	$1,749	...	$2,248	...	$1,266	$-49
		TENURE							
1.09	+	% of total units owner occupied	59.0%	47.6%	64.9%	70.0%	71.0%	60.0%	53.0%
		ROOMS							
.96	-	median	5.1	4.9	4.9	5.1	5.0	5.1	4.7
		VALUE OF OWNER OCCUPIED UNITS[4]							
.90	-	median	$20,600	$18,800	$18,264	$18,500	$18,800	$16,500	$23,200
.95[6]	-	mean		$20,400	$19,312*	$20,000	$19,500	$17,100	$24,700
		GROSS RENT[5]							
1.22	+	median	$103	$100	$126	$126	$138	$106	$147
		YEAR STRUCTURE BUILT							
1.81		% built 1965 to March 1970	11.4%	8.3%	20.6%	15.3%	24.9%	10.4%	45.0%
		MOBILITY							
1.03		% persons in same unit as in 1965	61.5%	61.5%	63.3%	69.5%	63.6%	66.5%	54.1%

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assured. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SYMBOLS:

+	Positive indicator of "middle classness" within the SMSA
-	Negative indicator of "middle classness" within the SMSA
...	The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 227 Waterbury, Connecticut
SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 42 Waterbury, Connecticut
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

DEERFIELD/SUNSET

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

The Waterbury City Planning Department is formulating plans which would rezone the area immediately surrounding the Deerfield/Sunset complex to expand the commercial and light industrial zone along Meridan Rd. to the housing north and south.

Adjacent Area Housing Quality relative to Neighborhood Average:

The Deerfield/Sunset apartments are backed by a neighborhood of single family houses valued in the 1970 Census between $18,000 and $28,000. Across Meridan Rd. and to its rear are houses valued between $20,000 and $22,000 (neighborhood value $19,300).

Factors Possibly Isolating Project Children from Parts of Neighborhood:

The Deerfield/Sunset complex is architecturally self-contained, as are most new apartment complexes being constructed in Connecticut. Consequently, even those project residents within closest proximity to the neighborhood houses do not seem to have formed relationships with neighborhood families. The situation may be alleviated as the relative newness of Deerfield/Sunset decreases and the children of both environments associate and form relationships in school.

Commercial Areas:

The area to the immediate north and south of the project is commercially zoned and is currently being developed with small business ventures.

DEERFIELD/SUNSET

WATERBURY SCHOOL DISTRICT

Schools which Project Children attend:	% Black (1969)	Project Impact*
East Farms Elementary School	.03%	10%
Russell Junior High School		
Piermont Junior High School		
Crosby High School		

Pupil/Teacher Ratio Elementary School District: 21.2

Average Daily Attendence (1969): 17,478

District ADM Per Pupil Expenditure (1968-1969): $788

State ADA Per Pupil Expenditure (1968-1969): $817

Ratio District/State: .97

School System Staff (1969):

4	Librarians
15	Guidance counsellors
12	Psychologists
1	Audio Visual Personnel

Percent Classroom Teachers Highest Level of Education Completed (1969):

1.7% hold less than a Bachelor's Degree
51.6% hold a Bachelor's Degree
46.6% hold a Master's Degree

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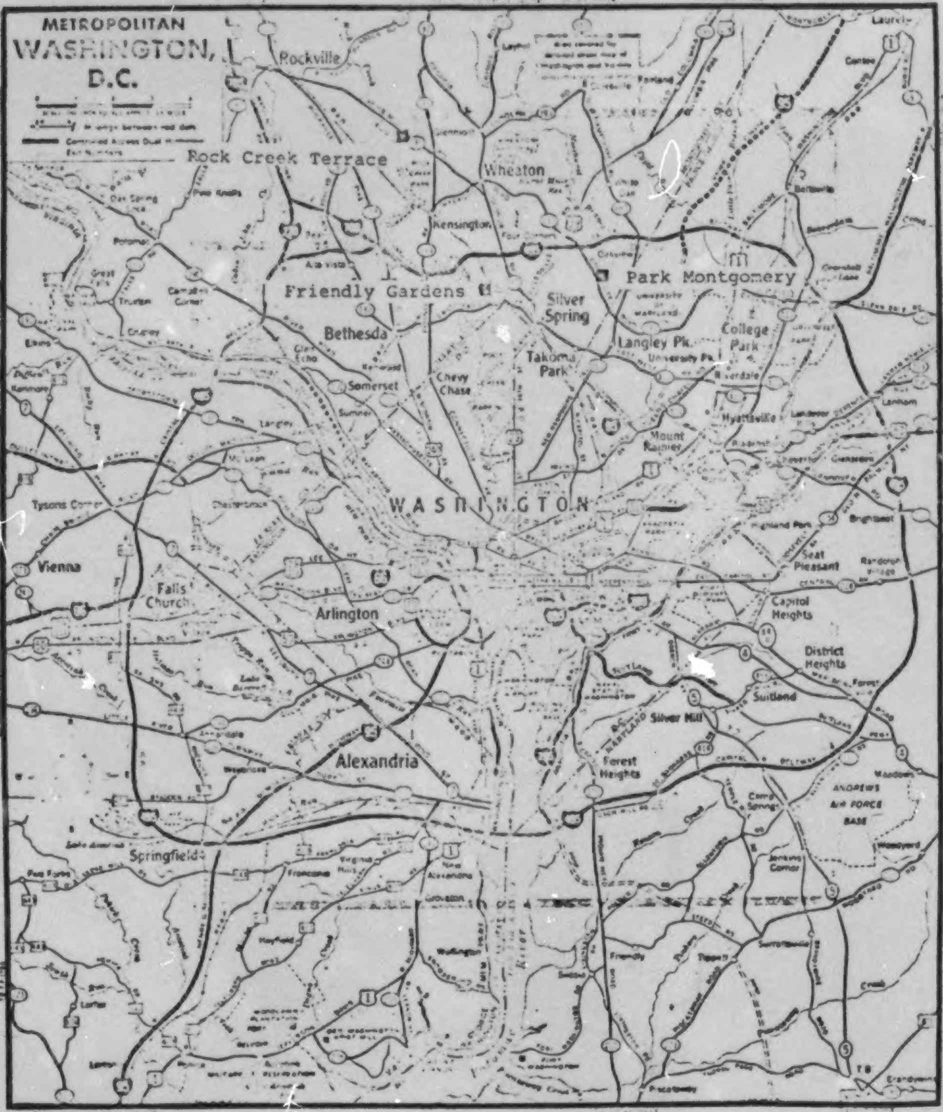
*Percent of elementary school enrollment contributed by project children.

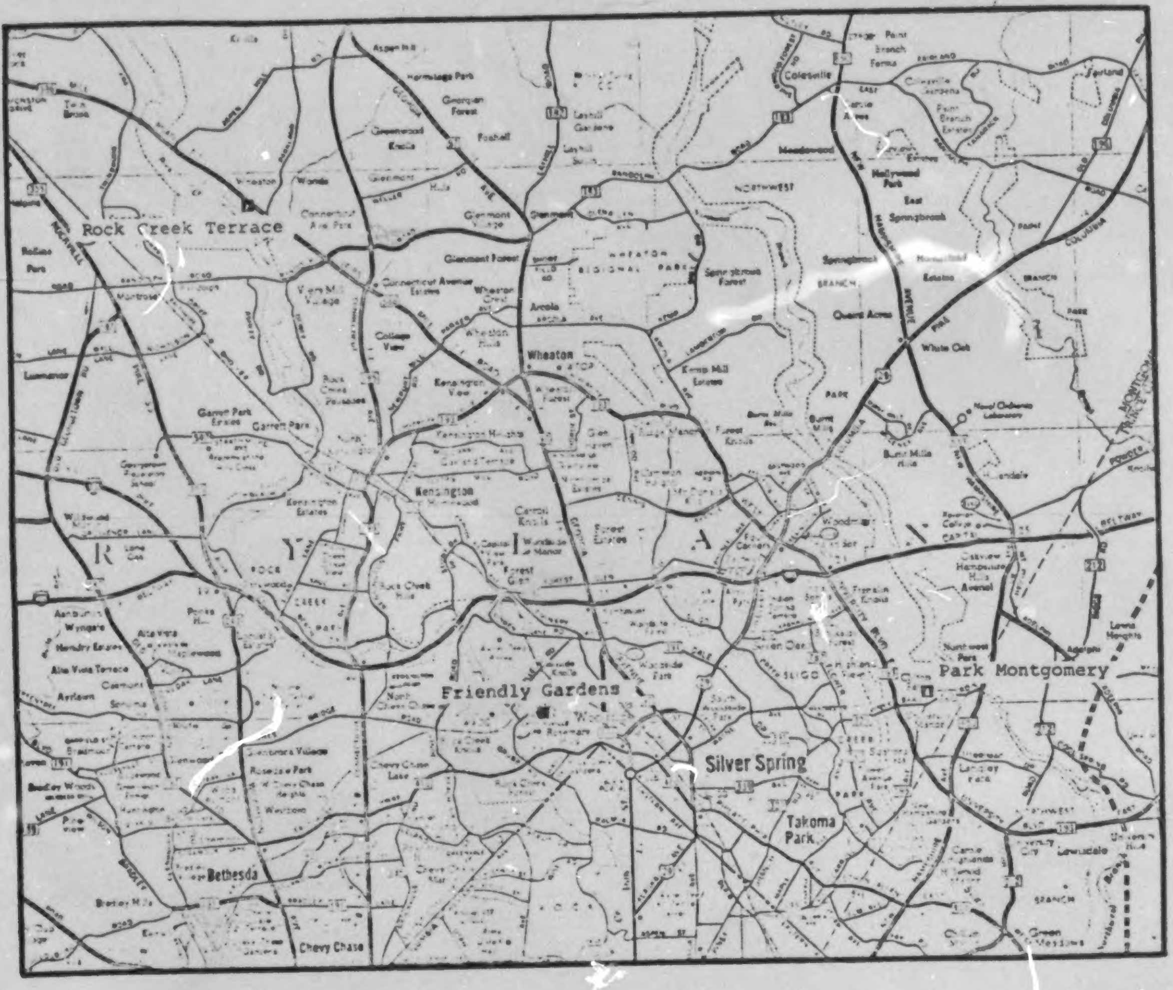
FRIENDLY GARDENS

SILVER SPRING, MD.



FRIENDLY GARDENS

SILVER SPRING, MD.



FRIENDLY GARDENS

Address: 2423 Lyttonsville Road
Silver Spring, Maryland

Manager: Mrs. Kelly
Shannon & Luch

Telephone: 1-301-589-4916

Program Type: 236

Rent Supplement Authorization: 20%

Family Income Limits:

Montgomery County
Limits in dollars by number of persons in family

1 2 3 4 5 6 7 8 8 10+
5670--6345--7020--7695--8100--8505--8910--9315--9720--10125

Year of Occupancy: 1972

Structure Type: Three and four story garden apartments

Number of Units: 84

Sizes of Units: 2 bedroom - 21
3 bedroom - 35
4 bedroom - 28

Turnover 6 months: 3.8%

Waiting List 8/72: 200

FRIENDLY GARDENS

Total Number Units	84

SUBJECT FAMILIES[1]

	White	Black	Total
Total	29	22	51
% Female Heads of Household	25%	31%	56%
(total female heads of household)	(45%	55%	100%)
% Skilled	39%	22%	61%
(total skilled subjects)	(64%	36%	100%)
% Unemployed	12%	10%	22%
(total unemployed subjects)	(55%	45%	100%)
Mean Income	$5,700	$4,944	$5,376

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	145
Number Potential Subject Children Aged 0-2	...	...	18
Actual Number Subject Children Aged 3-14	70	57	127
Actual Number Subject Children from Female-headed Households	30	38	68

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

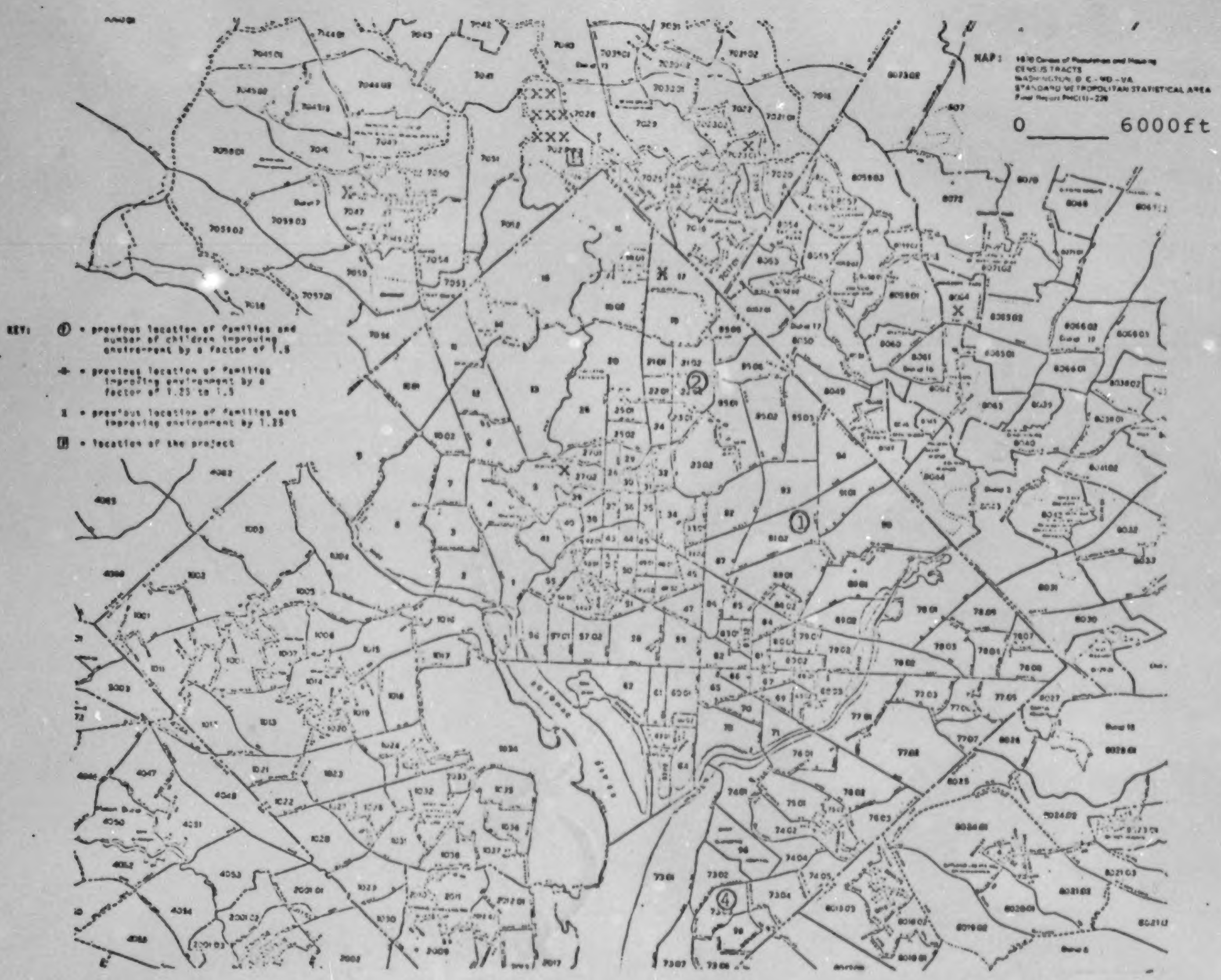
FRIENDLY GARDENS

MEAN INCOME OF PROJECT RESIDENTS

All Families	6,061
All Families with Children	6,933
All Non-Military, Non-Student Families with Children Aged 3-14	5,376

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$5,700	$4,944
2-parent Families	6,328	6,672
Female Head of Household	4,862	4,253

Public Housing Admission Limits, Family of 4	$5,700


KEY:
① = previous location of families and number of children improving environment by a factor of 1.5
✚ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
▣ = location of the project
MAP: 1970 Census of Population and Housing
CENSUS TRACTS
WASHINGTON, D.C. - MD - VA
STANDARD METROPOLITAN STATISTICAL AREA
Final Report PHC(1)-226
0 6000ft

Friendly Gardens: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0 / 0	
	White	0 / 0	
< $5,000	Black	0 / 0	
	White	1 / 4	(4)
< $6,000	Black	0 / 0	
	White	. . .	
< $7,000	Black	1 / 2	(2)
	White	. . .	
< $8,000	Black	1 / 1	(1)
	White	. . .	
TOTAL (19)[4]	Black	2 / 3	
	White	1 / 4	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

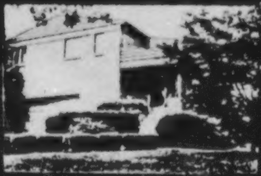
[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

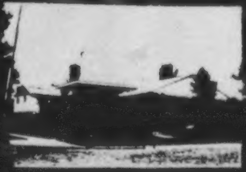
[3] Non-student, non-military, non-professional headed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

FRIENDLY GARDENS

SILVER SPRING, MD.





1970
MEAN NEIGHBORHOOD HOUSING VALUE: $32,273
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.22

RATIO: Neighborhood/SMSA		PROJECT: Friendly Gardens	SMSA: Washington, D.C.	CENTRAL CITY: Washington, D.C.	NEIGHBORHOOD[1]: Rock Creek Forest	TRACT[2]: 7027 61%/76%	TRACT: 7026.02 21%/23%
		RACE					
.002		all persons	2,861,102	756,510	5,511*	4,585	6,170
.29		% black	24.6%	71.1%	7.2% *	14.2%	6.9%
		SCHOOL ENROLLMENT					
.11	+	% 16 to 21 years not high school graduates & not enrolled in school	38.6%	18.0%	4.1%	3.6%	6.2%
		YEARS OF SCHOOL COMPLETED					
1.06	+	median school years completed	12.6	12.2	13.3	13.6	12.7
1.16	+	% high school graduates	68.5%	55.2%	79.4%	82.3%	73.3%
		EMPLOYMENT STATUS					
.83	+	% civilian labor force unemployed	2.4%	3.9%	2.0%	2.2%	1.4%
1.16	-	% married women in labor force, husband present & children under 6	31.8%	50.9%	37.0%	36.7%	39.8%
		OCCUPATION					
1.25	+	% professional, technical, managers, & administrators except farm	35.2%	25.8%	44.1%	45.5%	41.4%
.55	+	% craftsmen, foremen, & kindred workers	9.6%	72.0%	5.3%	5.1%	6.3%
		INCOME OF FAMILIES IN 1969					
1.04	+	median	$12,933	$9,583	$13,493	$14,122	$12,000
1.04	+	mean	$14,762	$12,189	$15,364	$16,013	$13,887
		INCOME BELOW POVERTY LEVEL[3]					
.56	+	% of all famlies	6.1%	12.7%	3.4%	3.0%	4.9%
.31		mean family income	$1,847	$1,960	$581	$474	$959
		TENURE					
.65	-	% of total units owner occupied	46.0%	26.6%	30.0% *	35.7%	1.8%
		ROOMS					
.90	-	median	5.1	3.9	4.6	4.9	3.9
		VALUE OF OWNER OCCUPIED UNITS[4]					
1.08	+	median	$28,200	$21,300	$30,445	$29,800	$33,900
1.22[6]	+	mean		$26,500	$32,273*	$31,600	$35,100
		GROSS RENT[5]					
1.23	+	median	$142	$119	$174	$178	$170
		YEAR STRUCTURE BUILT					
.92		% built 1965 to March 1970	16.9%	8.3%	15.5%	16.0%	14.5%
		MOBILITY					
.83		% persons in same unit as in 1965	41.7%	47.3%	34.8%	37.4%	27.8%

SYMBOLS:

+ Positive indicator of "middle classness" within the SMSA

- Negative indicator of "middle classness" within the SMSA

... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 226 Washington D.C.-Md.-Va. SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 44 Washington D.C. Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

FRIENDLY GARDENS

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census: None apparent.

Adjacent Area Housing Quality relative to Neighborhood Average:

The nearest neighborhood housing is a fifteen-story upper-middle income apartment complex (mean contract rent $186 cf. $135 median for SMSA, 1970). Friendly Gardens is somewhat isolated from the main developments of single family houses in the neighborhood, but the residences within easy walking distance are of average quality. (Note: The closest single family houses are directly behind Friendly Gardens but just outside the neighborhood. This is a pocket of dilapidated units where several of the Friendly Gardens tenants previously lived.)

Factors Possibly Isolating Project Children from Parts of Neighborhood:

Besides distance, East-West Highway (cutting the neighborhood through the center, east to west) will limit the access of smaller children to the most expensive houses in the southwest and the apartment complex in the southeast. Grubb Road (cutting northwest to southeast) is well-traveled and may cut off the most densely-built single family residence section in the northwest.

Commercial Areas:

There are no commercial areas within the neighborhood.

FRIENDLY GARDENS

MONTGOMERY COUNTY SCHOOL DISTRICT

Schools which Project Children attend:	% Black (1971)	Project Impact*
Rock Creek Forest Elementary School	10.4%	19%
Montgomery Hills Junior High School	10.6%	
Bethesda Chevy Chase High School	2.7%	

Pupil/Teacher Ratio Elementary School District: 22.8

Average Daily Attendence (1969): 125,456

District ADM Per Pupil Expenditure (1968-1969):	$865
State ADA Per Pupil Expenditure (1968-1969):	$754
Ratio District/State:	1.15

School System Staff (1969):

114	Librarians
147	Guidance counsellors
32	Psychologists

Percent Classroom Teachers Highest Level of Education Completed (1969):

.8%	hold less than a Bachelor's Degree
60.2%	hold a Bachelor's Degree
38.2%	hold a Master's Degree
.7%	hold a Doctorate

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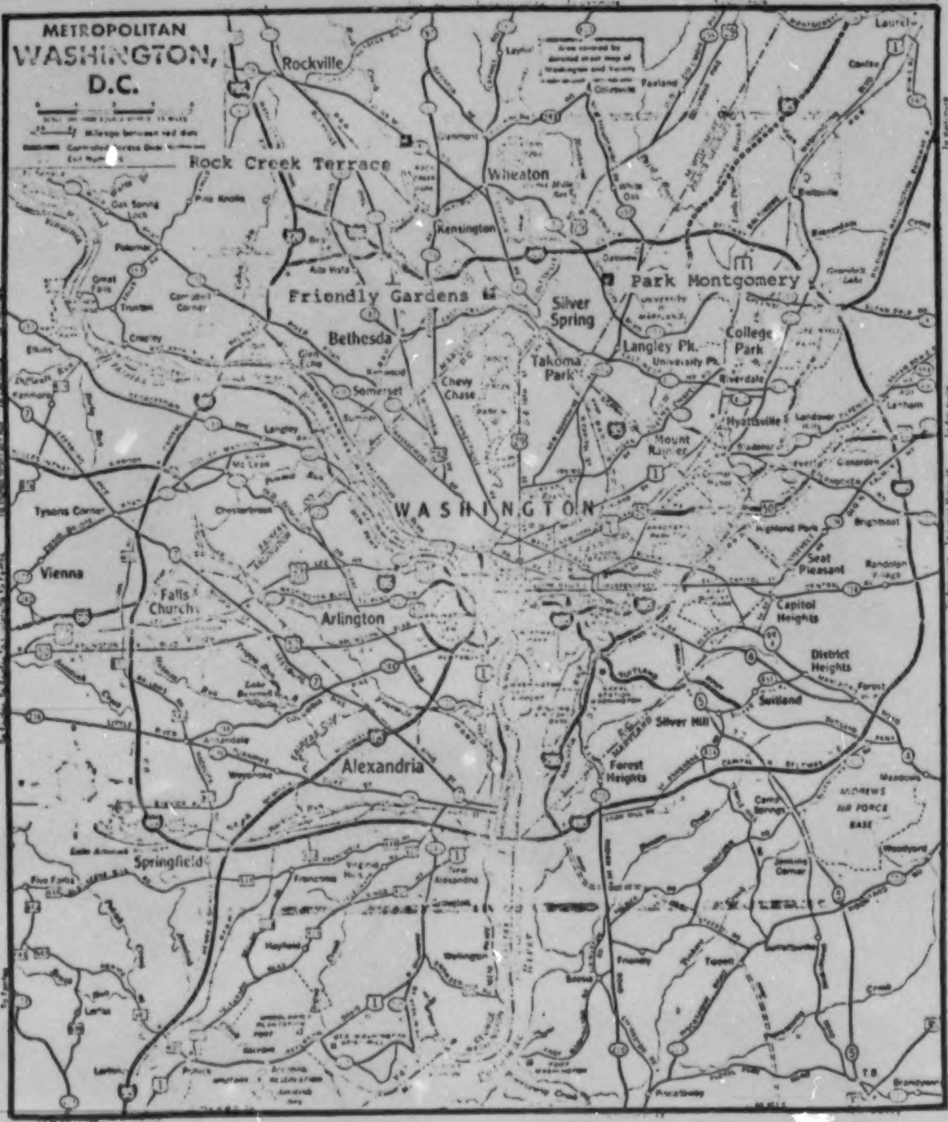
*Percent of elementary school enrollment contributed by project children.

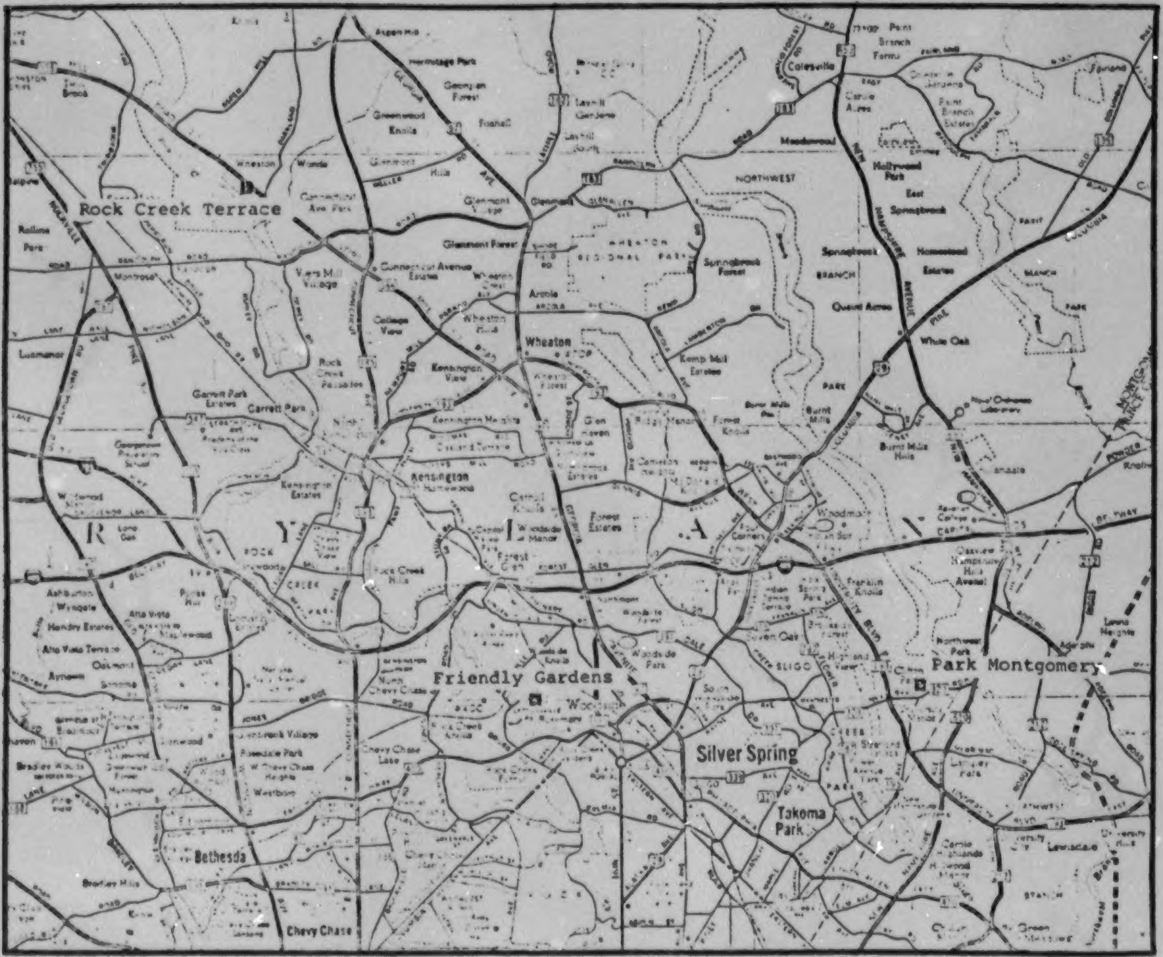
PARK MONTGOMERY

SILVER SPRING, MD.



PARK MONTGOMERY

SILVER SPRING, MD.



PARK MONTGOMERY

Address: 8860 Piney Branch Road
Silver Spring, Maryland

Manager: Mrs. Mowatt

Telephone: 1-301-439-4446

Program Type: 236

Rent Supplement Authorization: 20%

Family Income Limits:

Montgomery County
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5670	6345	7020	7695	8100	8505	8910	9315	9720	10125

Year of Occupancy: 1971

Structure Type: Multi-story apartment

Number of Units: 143

Sizes of Units: 1 bedroom - 47
2 bedroom - 48
3 bedroom - 43

Turnover FY 1972: 4.2%

Waiting List 8/72: 110+

PARK MONTGOMERY

Total Number Units	143

SUBJECT FAMILIES[1]

	White	Black	Total
Total	15	35	50
% Female Heads of Household	20%	60%	80%
(total female heads of household)	(25%	75%	100%)
% Skilled	17%	63%	80%
(total skilled subjects)	(21%	79%	100%)
% Unemployed	7%	6%	13%
(total unemployed subjects)	(54%	46%	100%)
Mean Income	$5,533	$6,330	$6,079

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	115
Number Potential Subject Children Aged 0-2	...	...	20
Actual Number Subject Children Aged 3-14	29	66	95
Actual Number Subject Children from Female-headed Households	20	56	76

---

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

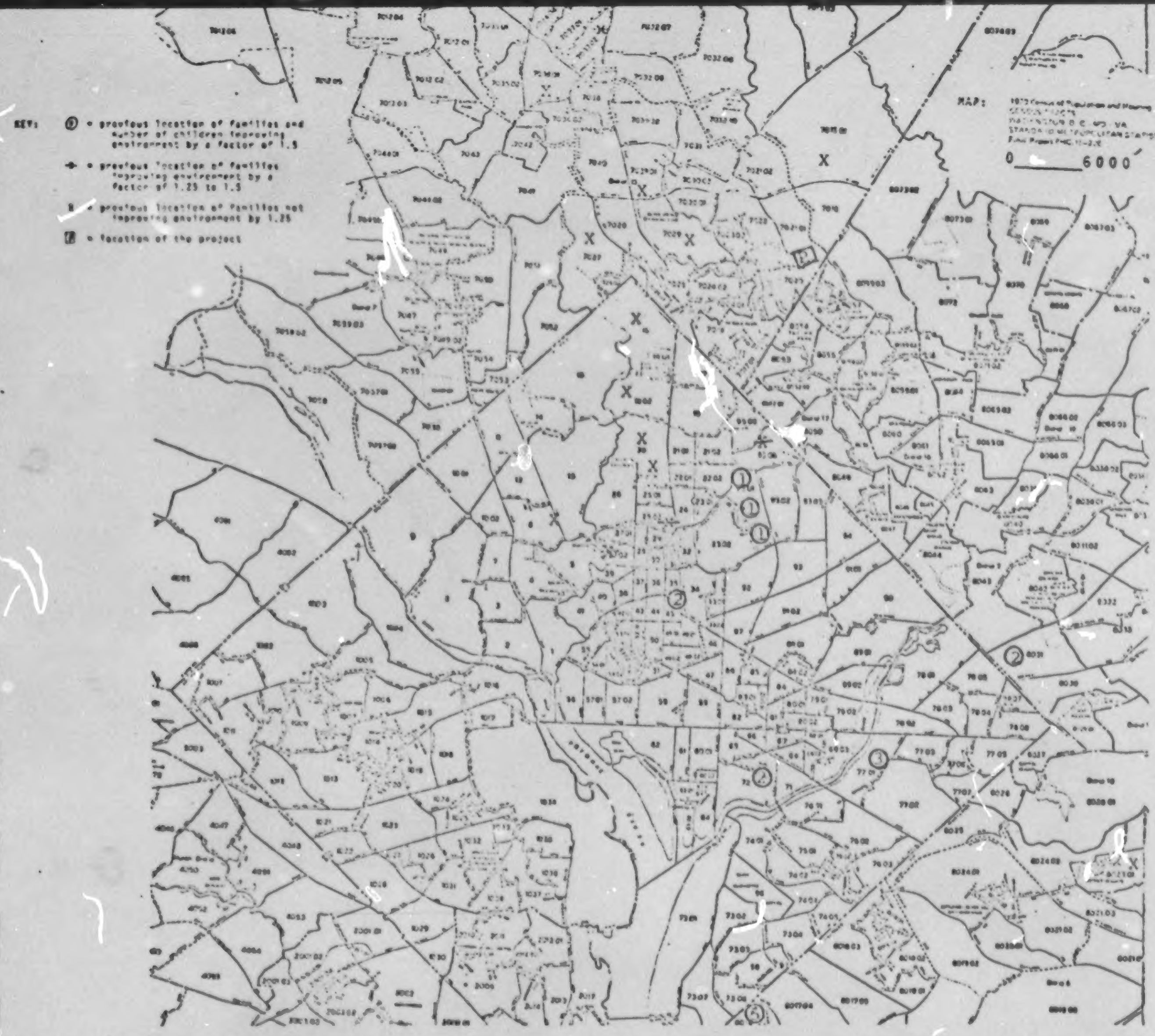
PARK MONTGOMERY

MEAN INCOME OF PROJECT RESIDENTS

All Families	$6,488
All Families with Children	6,517
All Non-Military, Non-Student Families with Children Aged 3-14	6,079

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$5,533	$6,330
2-parent Families	7,351	7,952
Female Head of Household	4,723	6,077

Public Housing Admission Limits, Family of 4	$5,700


KEY:
① = previous location of families and number of children improving environment by a factor of 1.5
✚ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
▨ = location of the project
MAP: 1970 Census of Population and Housing
CENSUS TRACTS
WASHINGTON D.C. - MD. - VA.
STANDARD METROPOLITAN STATISTICAL AREA
Final Report PHC(1)-226
0 6000'

Park Montgomery: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	1 / 5	(5)
	White	0 / 0	
< $5,000	Black	1 / 1	(1)
	White	0 / 0	
< $6,000	Black	0 / 0	
	White	. . .	
< $7,000	Black	3 / 6	(2)(2)(2)
	White	. . .	
< $8,000	Black	3 / 6	(3)(2)(1)
	White	. . .	
TOTAL (25)[4]	Black	8 / 18	
	White	0 / 0	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing to the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

[3] Non-student, non-military, non-professional headed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $8,000 was not attempted.

[4] Total number of families whose previous residence was checked

PARK MONTGOMERY

SILVER SPRING, MD.

1970

MEAN NEIGHBORHOOD HOUSING VALUE: $29,586
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.12

RATIO: Neighborhood/SMSA		PROJECT: Park Montgomery	SMSA: Washington, D.C.	CENTRAL CITY: Washington, D.C.	NEIGHBORHOOD[1]: Montgomery Knolls	TRACT[2]: 7022 100%/65%	TRACT: 7021.01 87%/34%
		RACE					
.001		all persons	2,861,102	756,510	6,594 *	4,312	2,607
.04		% black	24.6%	71.1%	1.0% *	1.5%	2.6%
		SCHOOL ENROLLMENT					
.33	+	% 16 to 21 years not high school graduates & not enrolled in school	38.6%	18.0%	12.8%	18.2%	0
		YEARS OF SCHOOL COMPLETED					
1.02	+	median school years completed	12.6	12.2	12.8	13.0	12.9
1.16	+	% high school graduates	68.5%	55.2%	79.4%	79.5%	81.6%
		EMPLOYMENT STATUS					
.58	+	% civilian labor force unemployed	2.4%	3.9%	1.4%	0.8%	2.5%
.78	+	% married women in labor force, husband present & children under 6	31.8%	50.9%	24.8%	17.0%	40.5%
		OCCUPATION					
1.27	+	% professional, technical, managers, & administrators except farm	35.2%	25.8%	44.5%	42.1%	50.7%
.88	+	% craftsmen, foremen, & kindred workers	9.6%	72.0%	8.4%	9.9%	5.8%
		INCOME OF FAMLIES IN 1969					
1.30	+	median	$12,933	$9,583	$16,808	$15,628	$19,558
1.18	+	mean	$14,762	$12,189	$17,440	$16,794	$19,189
		INCOME BELOW POVERTY LEVEL[3]					
.38	+	% of all famlies	6.1%	12.7%	2.3%	3.1%	0.9%
...		mean family income	$1,847	$1,960	...	$2,029	...
		TENURE					
1.94	+	% of total units owner occupied	46.0%	26.6%	89.3%	86.9%	95.2%
		ROOMS					
1.27	+	median	5.[illegible]	3.9	6.5	6.2	7.3
		VALUE OF OWNER OCCUPIED UNITS[4]					
.97	-	median	$28,200	$21,300	$27,493	$26,500	$30,200
1.17[6]	+	mean		$26,500	$29,586 *	$25,600	$31,100
		GROSS RENT[5]					
1.35	+	median	$142	$119	$192	$164	$244
		YEAR STRUCTURE BUILT					
.09	.	% built 1965 to March 1970	16.9%	8.3%	1.6%	1.2%	2.5%
		MOBILITY					
1.70		% persons in same unit as in 1965	41.7%	47.3%	70.9%	71.8%	71.4%

SYMBOLS:		
	+	Positive indicator of "middle classness" within the SMSA
	-	Negative indicator of "middle classness" within the SMSA
	...	The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 226 Washington D.C.-Md.-Va. SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 44 Washington D.C. Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

PARK MONTGOMERY

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census: None apparent.

Adjacent Area Housing Quality relative to Neighborhood Average:

The single family residences directly behind (to the north on Heron and Langley) Park Montgomery have the lowest value in the neighborhood ($21,700 mean to $29,586 neighborhood mean value, 1970). These small houses show signs of inadequate maintenance--peeling paint, overgrown shrubbery. (The remainder of the housing in that grouping--see map--are of average quality.)

Park Montgomery is neighbored on the west by a middle income high-rise apartment building. On the east, the project is separated from other apartments by a wooded area. (Note: Across Piney Branch Rd. on the south but out of the neighborhood is a low-rise public housing project. However, the traffic volumn on Piney Branch Rd. appears to minimize possible interaction with those residences.)

Factors Possibly Isolating Project Children from Parts of Neighborhood:

University Rd., a major traffic way, will tend to cut off the few housing units to the west of the project. Children have no artificial barriers to the four blocks of housing to the north. The distance to this housing in the northern end of the neighborhood is the only physical deterent.

Commercial Areas:

The intersection of Piney Branch Rd. (the major traffic way on which the project is located) and University Blvd. provides various shopping facilities within a two minute walk.

PARK MONTGOMERY

MONTGOMERY COUNTY SCHOOL DISTRICT

Schools which Project Children attend:	% Black (1971)	Project Impact*
Montgomery Knolls Elementary School	10.8%	17%
Eastern Junior High School	2.8%	
Montgomery Blair High School	8.3%	

Pupil/Teacher Ratio Elementary School District: 22.8

Average Daily Attendence (1969): 125,456

District ADM Per Pupil Expenditure (1968-1969): $865

State ADA Per Pupil Expenditure (1968-1969): $754

Ratio District/State: 1.15

School System Staff (1969):

114 Librarians
147 Guidance counsellors
32 Psychologists

Percent Classroom Teachers Highest Level of Education Completed (1969):

.8% hold less than a Bachelor's Degree
60.2% hold a Bachelor's Degree
38.2% hold a Master's Degree
.7% hold a Doctorate

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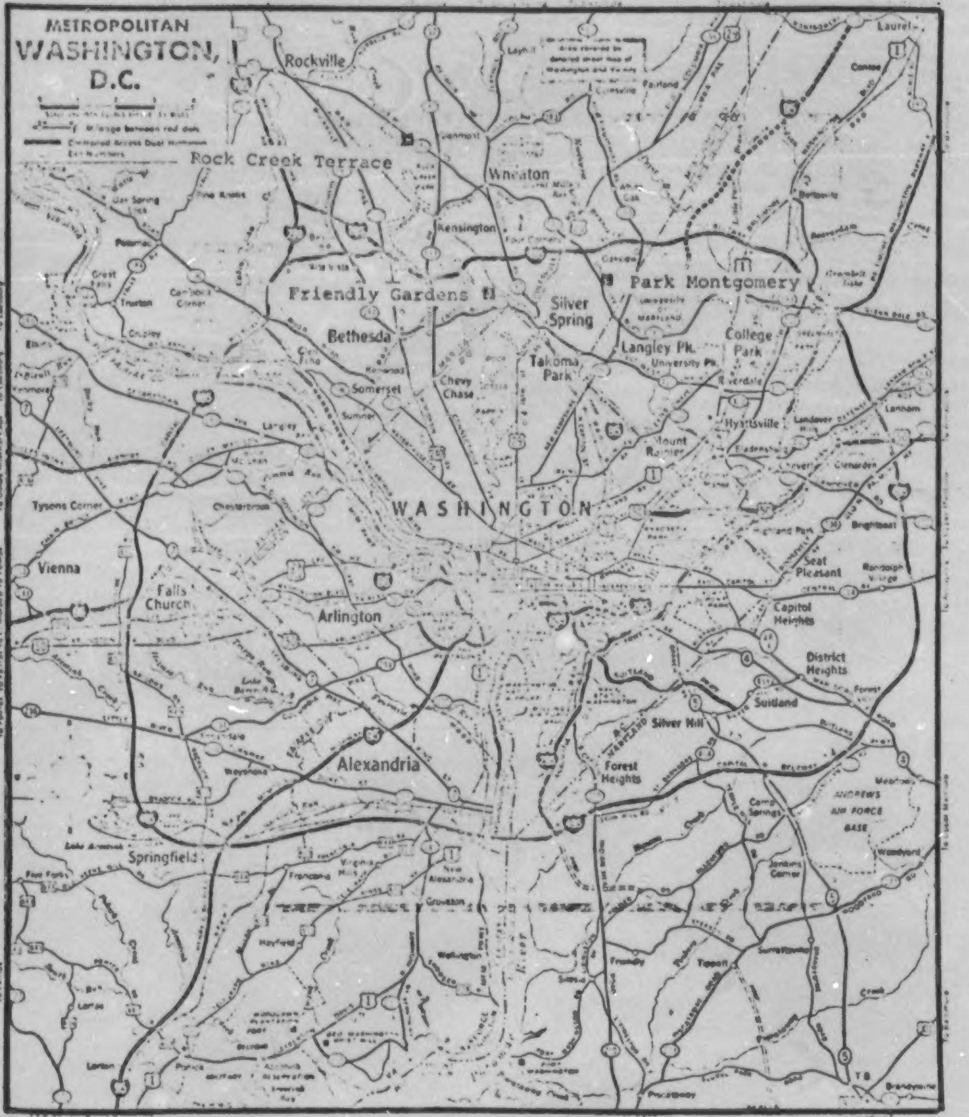
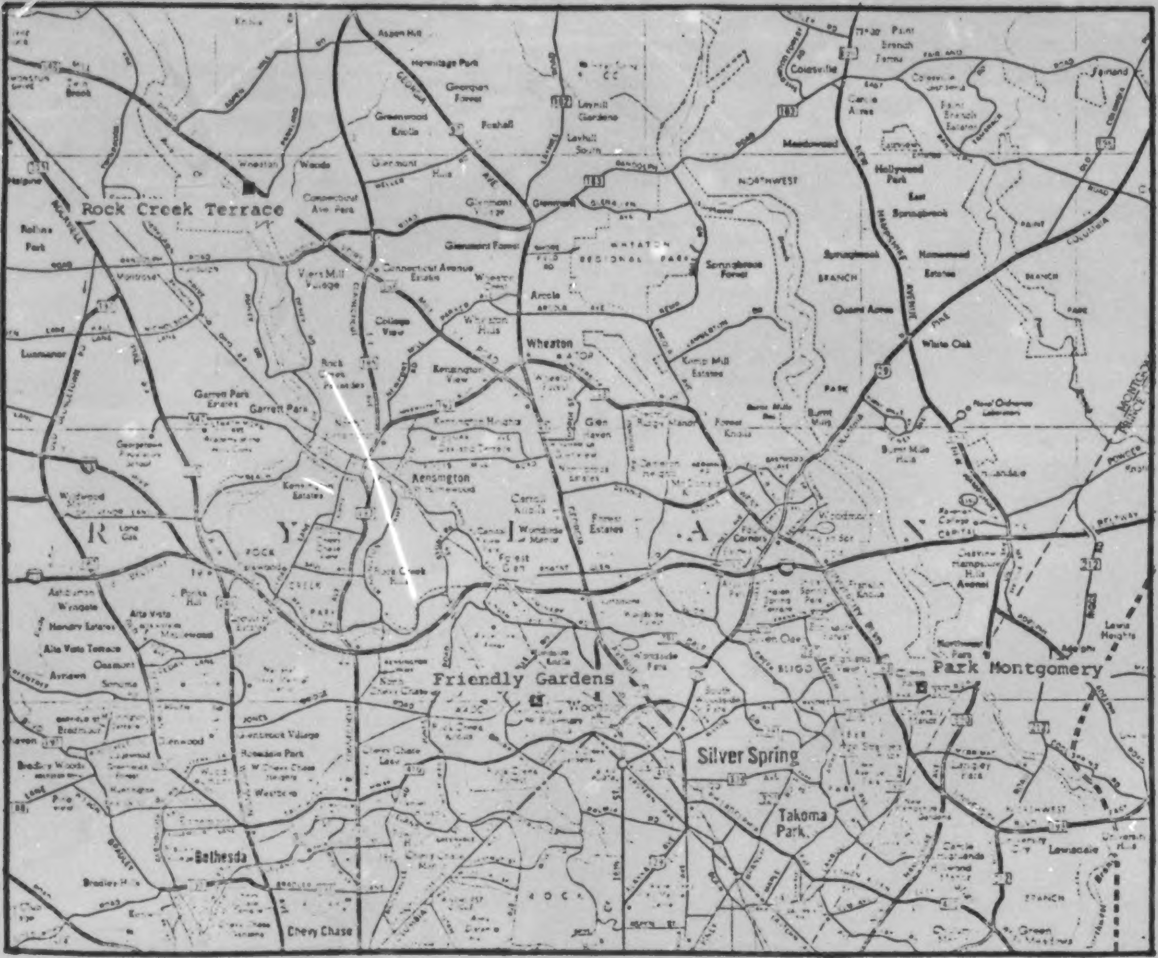
*Percent of elementary school enrollment contributed by project children.

ROCK CREEK TERRACE
ROCKVILLE, MD.



ROCK CREEK TERRACE

ROCKVILLE, MD.



ROCK CREEK TERRACE

Address:	12510 Viers Mill Road Rockville, Maryland
Manager:	Mrs. Brown
Telephone:	1-301-946-0393
Program Type:	236
Rent Supplement Authorization:	20%

Family Income Limits:

Montgomery County
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5670	6345	7020	7695	8100	8505	8910	9315	9720	10125

Year of Occupancy:	1971
Structure Type:	Garden apartments and high rise
Number of Units:	571
Sizes of Units:	1 bedroom - 138 2 bedroom - 253 3 bedroom - 180
Turnover FY 1972:	1.8%
Waiting List 8/72:	100+

ROCK CREEK TERRACE

Total Number Units 571

SUBJECT FAMILIES[1]

	White	Black	Total
Total	158	47	205
% Female Heads of Household	33%	8%	41%
(total female heads of household)	(80%	20%	100%)
% Skilled	49%	15%	64%
(total skilled subjects)	(77%	23%	100%)
% Unemployed	5%	0%	5%
(total unemployed subjects)	(100%	0%	100%)
Mean Income	$5,883	$6,013	$5,913

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	549
Number Potential Subject Children Aged 0-2	...	...	186
Actual Number Subject Children Aged 3-14	290	73	363
Actual Number Subject Children from Female-headed Households	137	19	156

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

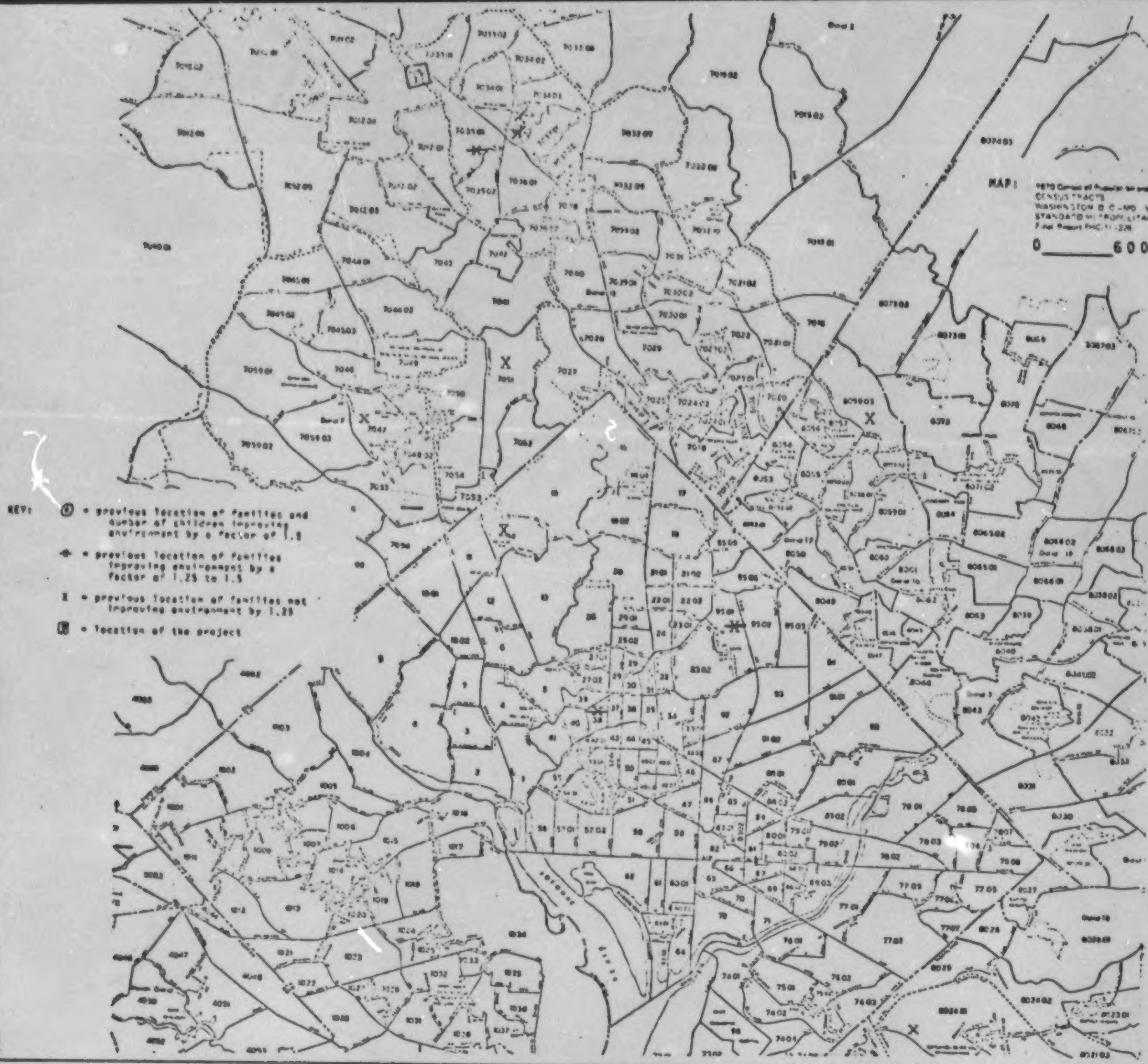
ROCK CREEK TERRACE

MEAN INCOME OF PROJECT RESIDENTS

All Families	$5,909
All Families with Children	6,636
All Non-Military, Non-Student Families with Children Aged 3-14	5,913

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$5,883	$6,013
2-parent Families	6,144	6,396
Female Head of Household	5,540	5,302

Public Housing Admission Limits, Family of 4	$5,700


MAP: 1970 Census of Population and Housing
CENSUS TRACTS
WASHINGTON D.C.–MD.–VA.
STANDARD METROPOLITAN STATISTICAL AREA
Final Report PHC(1)-226
0 6000'
KEY:
⑤ = previous location of families and number of children improving environment by a factor of 1.5
✦ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
▣ = location of the project

Rock Creek Terrace: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]		RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000		Black	0 /0	
		White	0 /0	
< $5,000		Black	0 /0	
		White	0 /0	
< $6,000		Black	0 /0	
		White	. . .	
< $7,000		Black	0 /0	
		White	. . .	
< $8,000		Black	0 /0	
		White	. . .	
	TOTAL (12)[4]	Black	0 /0	
		White	0 /0	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

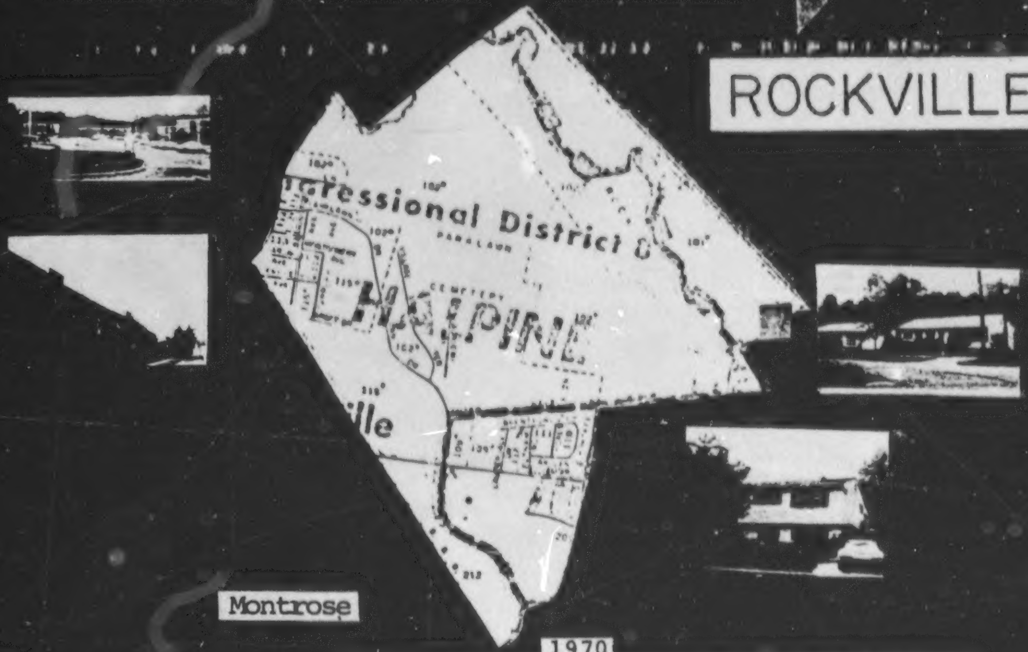
[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

[3] Non-student, non-military, non-professional headed families with children between the ages of 6 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $8,000 was not attempted.

[4] Total number of families whose previous residence was checked.

ROCK CREEK TERRACE

ROCKVILLE, MD.



Montrose

1970
MEAN NEIGHBORHOOD HOUSING VALUE: $31,102
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.17

Rocking Horse

1970
MEAN NEIGHBORHOOD HOUSING VALUE: $24,549
NEIGHBORHOOD/CENTRAL CITY RATIO: .93

RATIO: Neighborhood/SMSA		PROJECT: Rock Creek Terrace	SMSA: Washington, D.C.	CENTRAL CITY: Washington, D.C.	NEIGHBORHOOD:[1] Montrose	TRACT:[2] 7012.04 62%/86%	TRACT: 7012.01 8%/13%
		RACE					
.01		all persons	2,861,10	756,510	4,265 *	5,912	6,327
.08		% black	24.6%	71.1%	2.0% *	1.7%	.04%
		SCHOOL ENROLLMENT					
.26	+	% 16 to 21 years not high school graduates & not enrolled in school	38.6%	18.0%	9.9%	10.4%	7.7%
		YEARS OF SCHOOL COMPLETED					
1.02	+	median school years completed	12.6	12.2	12.8	13.0	12.7
1.21	+	% high school graduates	68.5%	55.2%	82.7%	84.3%	78.8%
		EMPLOYMENT STATUS					
.75	+	% civilian labor force unemployed	2.4%	3.9%	1.8%	1.8%	1.8%
.90	+	% married women in labor force, husband present & children under 6	31.8%	50.9%	28.7%	30.4%	19.5%
		OCCUPATION					
1.39	+	% professional, technical, managers, & administrators except farm	35.2%	25.8%	48.8%	51.0%	38.1%
.64	+	% craftsmen, foremen, & kindred workers	9.6%	72.0%	8.1%	7.9%	10.1%
		INCOME OF FAMILIES IN 1969					
1.04	+	median	$12,933	$9,583	$13,494	$13,469	$14,697
.97	-	mean	$14,762	$12,189	$14,390	$14,432	$15,218
		INCOME BELOW POVERTY LEVEL[3]					
.23	+	% of all famlies	6.1	12.7	1.4	1.3	2.1
...		mean family income	$1,847	$1,960	...	...	$1,905
		TENURE					
.13	-	% of total units owner occupied	46.0%	26.6%	5.8%*	1.8%	70.2%
		ROOMS					
.92	-	median	5.1	3.9	4.7	4.5	6.3
		VALUE OF OWNER OCCUPIED UNITS[4]					
1.15	+	median	$28,200	$21,300	$32,659	$34,000	$26,300
1.17[6]	+	mean		$26,500	$31,102*	$34,900	$26,800
		GROSS RENT[5]					
1.30	+	median	$142	$119	$184	$183	$192
		YEAR STRUCTURE BUILT					
4.12		% built 1965 to March 1970	16.9%	8.3%	69.6%	77.5%	23.0%
		MOBILITY					
.31		% persons in same unit as in 1965	41.7%	47.3%	12.9%	6.0%	59.3%

SYMBOLS:
+ Positive indicator of "middle classness" within the SMSA
- Negative indicator of "middle classness" within the SMSA
... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 226 Washington D.C.-Md.-Va. SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 44 Washington D.C. Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assured. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

RATIO: Neighborhood/SMSA		PROJECT: Rock Creek Terrace	SMSA: Washington, D.C.	CENTRAL CITY: Washington, D.C.	NEIGHBORHOOD[1]: Rocking Horse	TRACT[2]: 7012.01 84%/73%	TRACT: 7035.01 37%/26%
		RACE					
.003		all persons	2,861,102	756,510	7,296 *	6,327	5,111
.02		% black	24.6%	71.1%	0.5% *	0.04%	1.8%
		SCHOOL ENROLLMENT					
.38	+	% 16 to 21 years not high school graduates & not enrolled in school	28.6%	18.0%	10.8%	7.7%	20.0%
		YEARS OF SCHOOL COMPLETED					
.98	-	median school years completed	12.6	12.2	12.4	12.7	12.2
1.07	+	% high school graduates	68.5%	55.2%	73.0%	78.8%	59.4%
		EMPLOYMENT STATUS					
.75	+	% civilian labor force unemployed	2.4%	3.9%	1.8%	1.8%	1.7%
.65	+	% married women in labor force, husband present & children under 6	31.8%	50.9%	20.8%	19.5%	25.2%
		OCCUPATION					
.95	-	% professional, technical, managers, & administrators except farm	35.2%	25.8%	33.6%	38.1%	22.2%
1.28	-	% craftsmen, foremen, & kindred workers	9.6%	72.0%	12.3%	10.1%	18.8%
		INCOME OF FAMILIES IN 1969					
1.06	+	median	$12,933	$9,583	$13,739	$14,697	$11,576
.96	-	mean	$14,762	$12,189	$14,212	$15,218	$11,933
		INCOME BELOW POVERTY LEVEL[3]					
.44	+	% of [illegible]l familes	6.1%	12.7%	2.7%	2.1%	4.3%
1.05		mean family income	$1,847	$1,960	$1,943	$1,905	$2,123
		TENURE					
1.61	+	% of total units owner occupied	46.0%	26.6%	73.9% *	70.2%	81.4%
		ROOMS					
1.18	+	median	5.1	3.9	6.0	6.3	5.4
		VALUE OF OWNER OCCUPIED UNITS[4]					
.84	-	median	$28,200	$21,300	$23,775	$26,300	$17,600
.93[6]	-	mean		$26,500	$24,549	$26,800	$19,800
		GROSS RENT[5]					
1.32	+	median	$142	$119	$187	$192	$181
		YEAR STRUCTURE BUILT					
1.02		% built 1965 to March 1970	16.9%	8.3%	17.2%	23.0%	1.7%
		MOBILITY					
1.35		% persons in same unit as in 1965	41.7%	47.3%	56.3%	59.3%	50.0%

SYMBOLS:
+ Positive indicator of "middle classness" within the SMSA
- Negative indicator of "middle classness" within the SMSA
... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1959.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SOURCES:
U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 226 Washington D.C.-Md.-Va.
SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 46 Washington D.C.
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

ROCK CREEK TERRACE

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census: None apparent.

Adjacent Area Housing Quality relative to Neighborhood Average:

The only neighborhood housing near Rock Creek Terrace is a development to the south. This development is the lowest valued housing in the neighborhood and one of the lowest valued areas in Montgomery County. There is a two to three block stretch of undeveloped land separating this "cracker box" development from the project.

Factors Possibly Isolating Project Children from Parts of Neighborhood:

Rock Creek Terrace is isolated by parkland (Rock Creek Park) on the north and west. Viers Mill Rd. (State Highway 586) forms the neighborhood and project boundary on the east.

Commercial Areas:

No commercial areas are within walking distance in the neighborhood.

ROCK CREEK TERRACE

MONTGOMERY COUNTY SCHOOL DISTRICT

Schools which Project Children attend:	% Black (1971)	Project Impact*
Montrose Elementary School	2.7%	10%
Rocking Horse Elementary School	1.6%	10%
Randolph Junior High	1.9%	
Weaton High School	2.6%	
Woodward High School	.7%	

Pupil/Teacher Ratio Elementary School District: 22.8

Average Daily Attendence (1969): 125,456

District ADM Per Pupil Expenditure (1968-1969): $865

State ADA Per Pupil Expenditure (1968-1969): $754

Ratio District/State: 1.15

School System Staff (1969):

114	Librarians
147	Guidance counsellors
32	Psychologists

Percent Classroom Teachers Highest Level of Education Completed (1969):

.8%	hold less than a Bachelor's Degree
60.2%	hold a Bachelor's Degree
38.2%	hold a Master's Degree
.7%	hold a Doctorate

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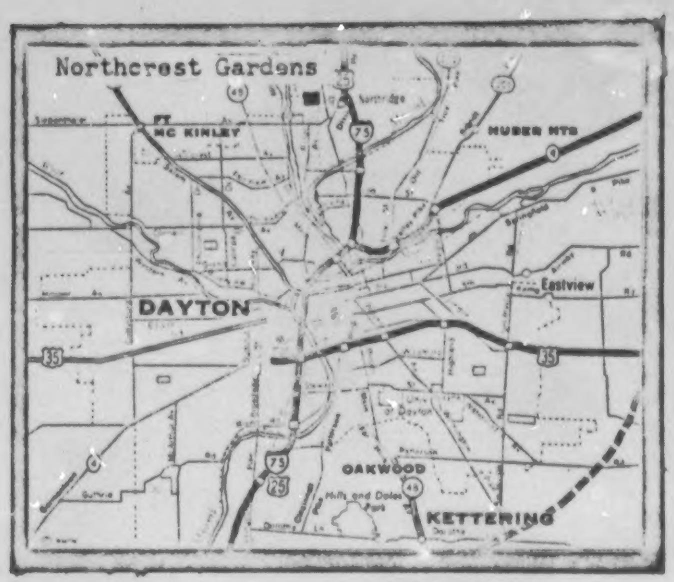
*Percent of elementary school enrollment contributed by project children.

NORTHCREST GARDENS
DAYTON, OHIO



NORTHCREST GARDENS

Address: 5027 Northcrest Drive
Dayton, Ohio

Manager: Mr. John Fay

Telephone: 1-513-890-5000

Program Type: 236

Rent Supplement Authorization: 20%

Family Income Limits:

Dayton
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5670	6885	7560	8100	8505	8910	9180	9450	9720	9990

Year of Occupancy: 1971

Structure Type: Two story garden apartments

Number of Units: 182

Sizes of Units:
1 bedroom - 28
2 bedroom - 84
3 bedroom - 60
4 bedroom - 10

Turnover FY 1972: ± 20%

Waiting List 8/72: ± 200

NORTHCREST GARDENS

Total Number Units 182

SUBJECT FAMILIES[1]	White	Black	Total
Total	84	12	96
% Female Heads of Household	46%	7%	53%
(total female heads of household)	(87%	13%	100%)
% Skilled	41%	2%	43%
(total skilled subjects)	(95%	5%	100%)
% Unemployed	24%	11%	35%
(total unemployed subjects)	(69%	31%	100%)
Mean Income	$3,986	$2,809	$4,172

SUBJECT CHILDREN[2]	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	233
Number Potential Subject Children Aged 0-2	...	...	61
Actual Number Subject Children Aged 3-14	150	22	172
Actual Number Subject Children from Female-headed Households	73	10	83

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

NORTHCREST

MEAN INCOME OF PROJECT RESIDENTS

All Families	$4,914
All Families with Children	5,038
All Non-Military, Non-Student Families with Children Aged 3-14	4,172

	Non-Military, Non-Student Families		
	White Families	Black Families	Race Unknown[1]
All Families	$3,986	$2,809	$4,538
2-parent Families	4,365	4,745	5,188
Female Head of Household	3,652	1,357	3,833

Public Housing Admission Limits, Family of 4	$6,000

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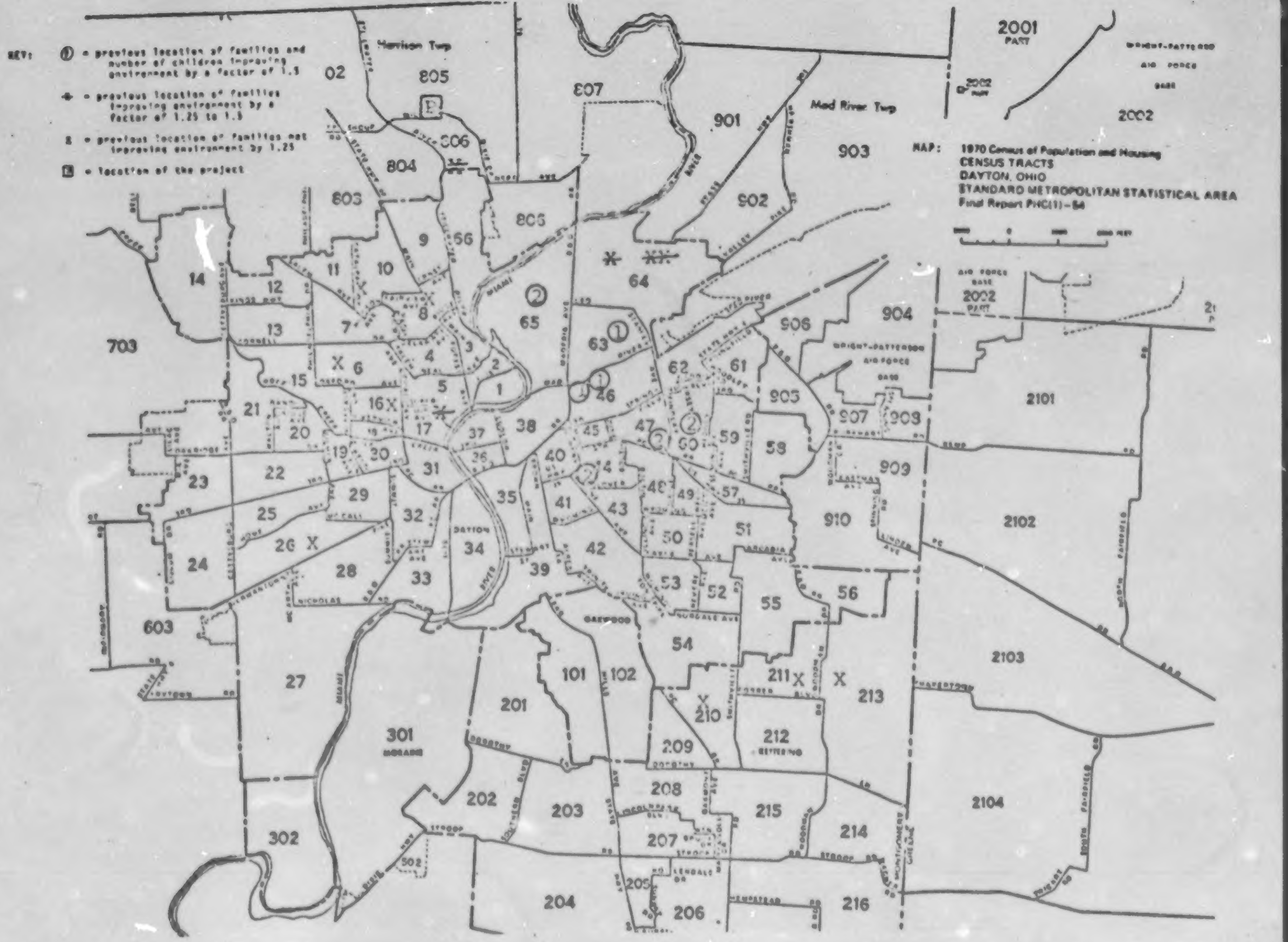
[1] Race unknown represents those application forms not reporting an appropriate ethnicity code.


KEY:
① = previous location of families and number of children improving environment by a factor of 1.5
✱ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
E = location of the project
MAP: 1970 Census of Population and Housing
CENSUS TRACTS
DAYTON, OHIO
STANDARD METROPOLITAN STATISTICAL AREA
Final Report PHC(1)-54
Harrison Twp
Mad River Twp
WRIGHT-PATTERSON AIR FORCE BASE
DAYTON
OAKWOOD
MORAINE
KETTERING

Northcrest Gardens: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	2 / 2	(1)(1)
	White	5 / 10	(3)(2)(2)(2)(1)
< $5,000	Black	0 / 0	
	White	0 / 0	
< $6,000	Black	0 / 0	
	White	. . .	
< $7,000	Black	0 / 0	
	White	. . .	
< $8,000	Black	0 / 0	
	White	. . .	
TOTAL (20)[4]	Black	2 / 2	
	White	5 / 10	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

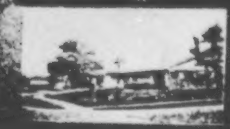
[3] Non-student, non-military, non-professional housed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

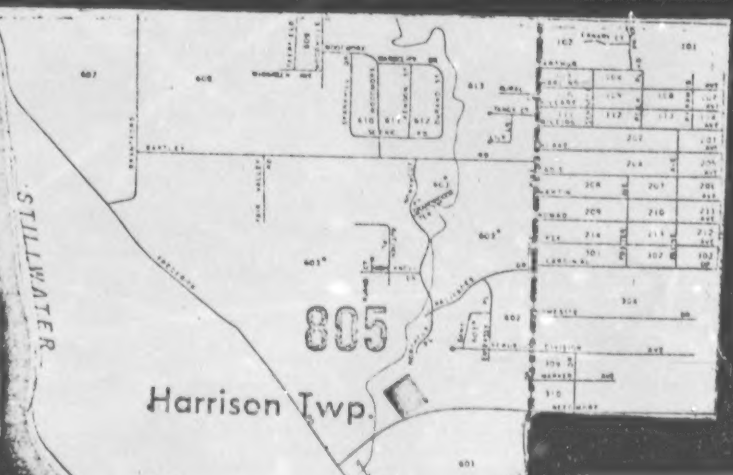
[4] Total number of families whose previous residence was checked.

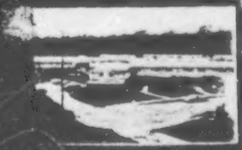
NOTE: Race is unknown of approximately 55% of possible candidate families. They are assumed to be white on this chart.

NORTHCREST GARDENS

DAYTON, OHIO







1970
MEAN NEIGHBORHOOD HOUSING VALUE: $18,683
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.15

RATIO:[6] Neighborhood/SMSA		PROJECT: Northcrest Gardens	SMSA: Dayton	CENTRAL CITY: Dayton	NEIGHBORHOOD:[1] Morrison	TRACT:[2] 0805 75%/100%
		RACE				
.01		all persons	850,266	243,601	6,178 *	8,280
.00		% black	11.0%	30.5%	0.0% *	0.1%
		SCHOOL ENROLLMENT				
.52	+	% 16 to 21 years not high school graduates & not enrolled in school	34.4%	42.2%	17.8%	17.8%
		YEARS OF SCHOOL COMPLETED				
.93	-	median school years completed	12.2	11.3	11.3	11.3
.64	-	% high school graduates	68.3%	67.8%	43.5%	43.5%
		EMPLOYMENT STATUS				
1.53	-	% civilian labor force unemployed	3.2%	4.8%	4.9%	4.9%
1.08	-	% married women in labor force, husband present & children under 6	25.1%	33.3%	27.3%	27.3%
		OCCUPATION				
.72	-	% professional, technical, managers, & administrators except farm	22.8%	17.2%	16.5%	16.5%
1.05	-	% craftsmen, foremen, & kindred workers	14.6%	12.9%	15.8%	15.8%
		INCOME OF FAMILIES IN 1969				
.91	-	median	$11,234	$9,600	$10,235	$10,235
.89	-	mean	$12,343	$10,329	$10,925	$10,925
		INCOME BELOW POVERTY LEVEL[3]				
1.20	-	% of all famlies	6.0%	10.6%	7.2%	7.2%
.38		mean family income	$1,801	$1,867	$710	$710
		TENURE				
.85	+	% of total units owner occupied	64.2%	48.7%	54.3% *	60.3%
		ROOMS				
.89	-	median	5.3	4.9	4.7	4.7
		VALUE OF OWNER OCCUPIED UNITS[4]				
.91	-	median	$18,500	$15,400	$16,800	$16,800
1.15	+	mean		$16,200	$18,683*	$17,800
		GROSS RENT[5]				
1.16	+	median	$116	$108	$135	$135
		YEAR STRUCTURE BUILT				
.87		% built 1965 to March 1970	14.4%	7.1%	12.5%	12.5%
		MOBILITY				
1.04		% persons in same unit as in 1965	49.5%	49.8%	51.6%	51.6%

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SYMBOLS:

+ Positive indicator of "middle classness" within the SMSA

- Negative indicator of "middle classness" within the SMSA

... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 54 Dayton, Ohio
SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 180 Dayton, Ohio
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NORTHCREST GARDENS

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

Roughly 150 units of new apartment construction in the southern end of the neighborhood (excluding Northcrest Gardens) have been added since 1970.

Adjacent Area Housing Quality cf. Neighborhood Average:

The only adjacent housing is directly behind Northcrest Gardens. This is a barracks-like 400-unit (est.) apartment complex renting for 1.23 times the Dayton average contract rent (1970). Directly behind this complex are roughly 130 single family houses averaging $25,000 cf. the neighborhood mean of $18,600.

Factors Possibly Isolating Project Children from Parts of Neighborhood:

Distance and the New Troy Pike tend to isolate project children from the lowest cost housing ($12,000-$18,000) to the east (see map). Distance will also cut off the $21,000-$36,000 residences on the northern border of the neighborhood.

Commercial Areas:

Northcrest Gardens is adjacent to a shopping center (on the west). An office park is located across Needmore Rd.--south of the project.

NORTHCREST GARDENS

NORTHRIDGE MONTGOMERY SCHOOL DISTRICT

Schools which Project Children attend:	Project Impact*
Morrison Elementary School	7%
Timberlane Elementary School	
Northridge Middle School	
Northridge High School	

Pupil/Teacher Ratio Elementary School District: 26.1

Average Daily Attendence (1969): 3,552

District ADM Per Pupil Expenditure (1968-1969):	$549
State ADA Per Pupil Expenditure (1968-1969):	$612
Ratio District/State:	.90

School System Staff (1969):

2 Librarians
2 Guidance counsellors

Percent Classroom Teachers Highest Level of Education Completed (1969):

6.7%	hold less than a Bachelor's Degree
80.7%	hold a Bachelor's Degree
12.7%	hold a Master's Degree

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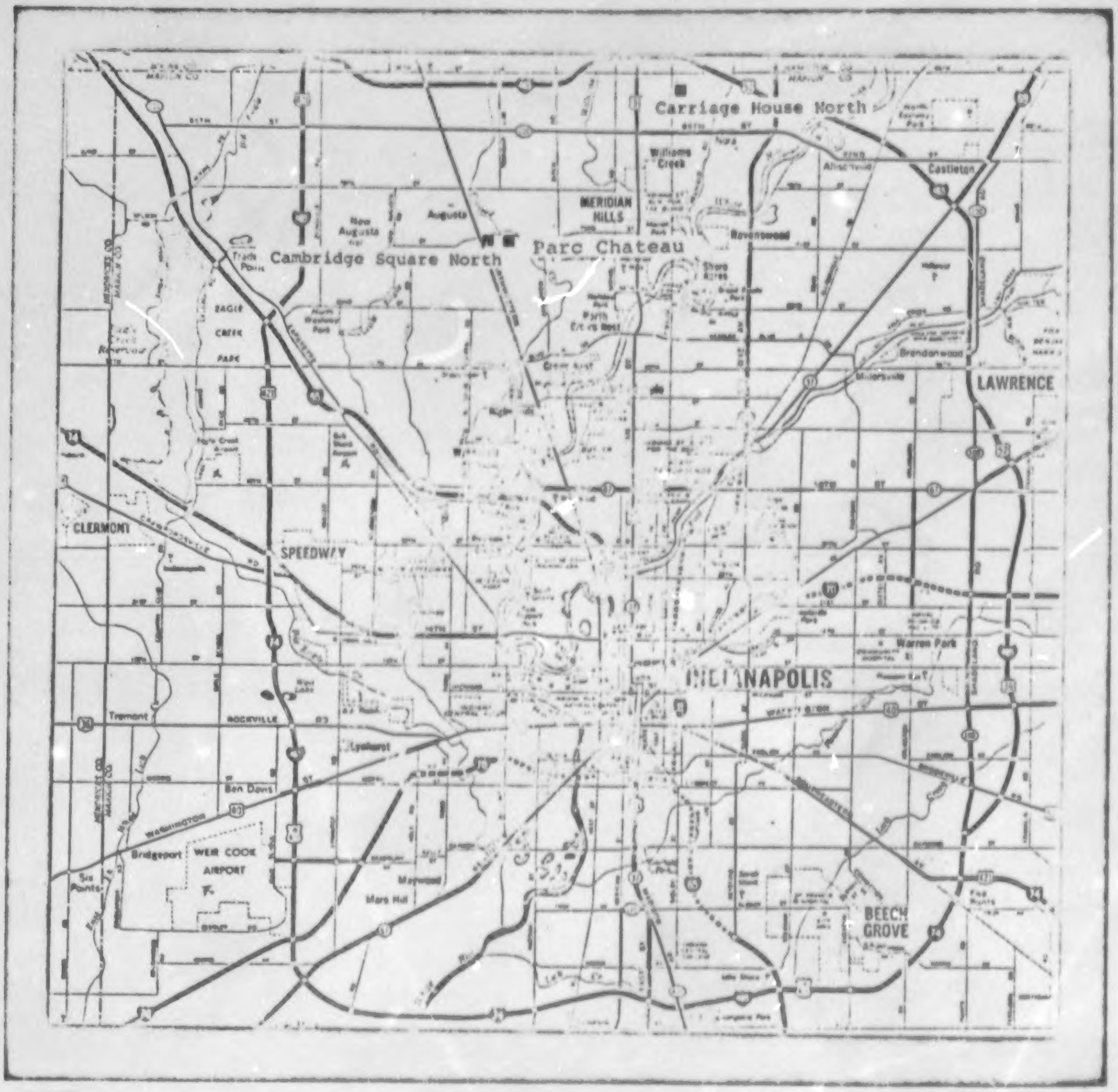
*Percent of elementary school enrollment contributed by project children.

CAMBRIDGE SQUARE NORTH
INDIANAPOLIS, IND.



CAMBRIDGE SQUARE NORTH

Address:	7264 71st Street Indianapolis, Indiana
Manager:	Donna Jones
Telephone:	1-317-846-4269
Program Type:	236
Rent Supplement Authorization:	30%

Family Income Limits:

Marion County
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5265	6480	7020	7560	8100	8505	8910	9180	9450	9720

Year of Occupancy:	January, 1972
Structure Type:	Two story garden apartments
Number of Units:	180
Sizes of Units:	1 bedroom - 68 2 bedroom - 90 3 bedroom - 22
Turnover 6 months	10.5 %
Waiting List 8/72:	44

CAMBRIDGE SQUARE NORTH

Total Number Units	180

SUBJECT FAMILIES[1]	White	Black	Total
Total	39	9	48
% Female Heads of Household	53%	10%	63%
(total female heads of household)	(84%	16%	100%)
% Skilled	53%	14%	67%
(total skilled subjects)	(79%	21%	100%)
% Unemployed	12%	0%	12%
(total unemployed subjects)	(100%	0%	100%)
Mean Income	$5,305	$5,941	$5,429

SUBJECT CHILDREN[2]	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	133
Number Potential Subject Children Aged 0-2	...	...	47
[illegible]al Number Subject Children Aged 3-14	70	16	86
Actual Number Subject Children from Female-headed Households	46	10	56

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[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

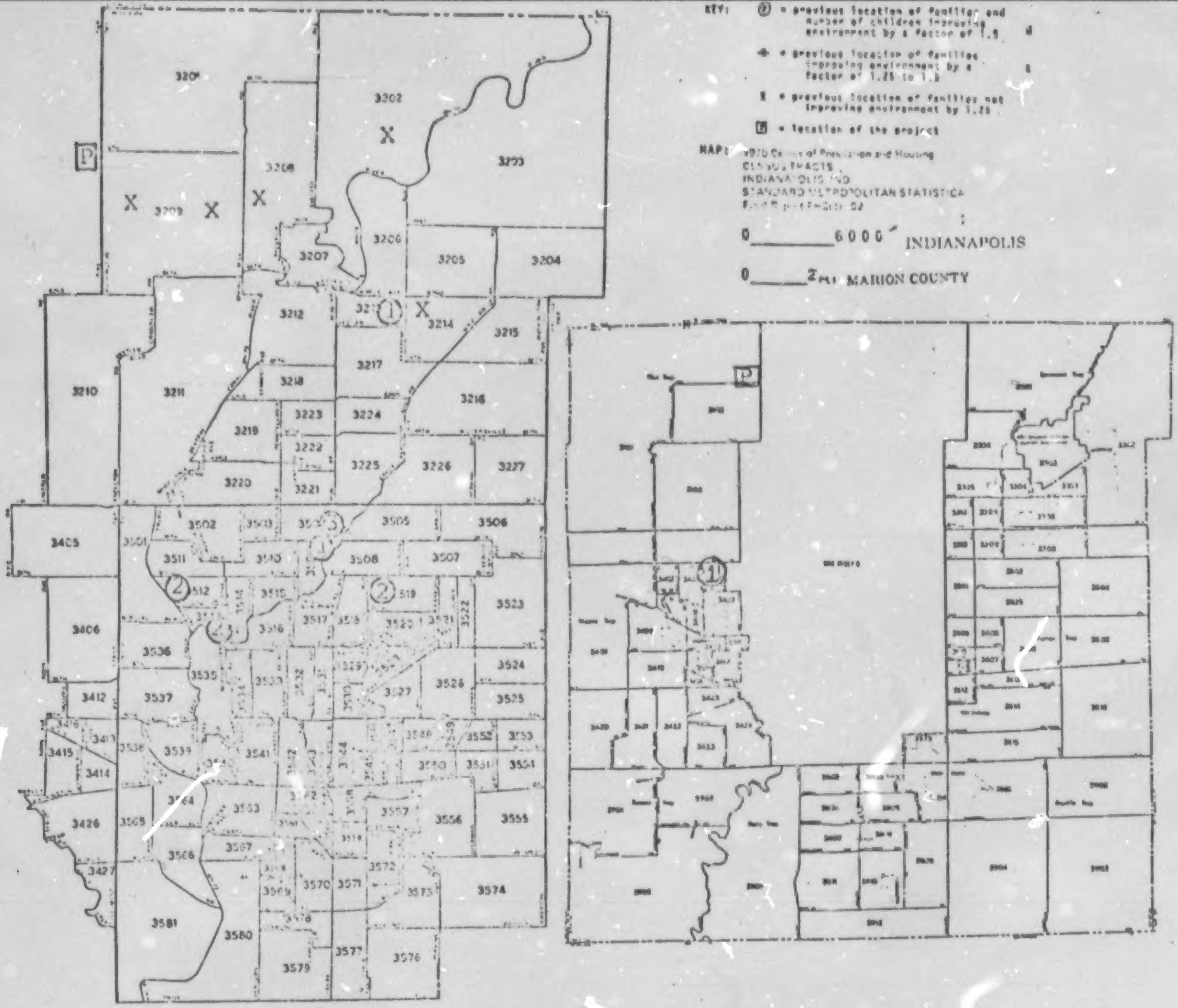
CAMBRIDGE SQUARE NORTH

MEAN INCOME OF PROJECT RESIDENTS

All Families	$4,947
All Families with Children	5,890
All Non-Military, Non-Student Families with Children Aged 3-14	5,429

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$5,305	$5,941
2-parent Families	5,472	6,314
Female Head of Household	5,213	5,762

Public Housing Admission Limits, Family of 4	$5,600



Cambridge Square No. :FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0/0	
	White	0/0	
< $5,000	Black	0/0	
	White	2/2	(1)(1)
< $6,000	Black	3/7	(3)(2)(2)
	White	. . .	
< $7,000	Black	1/1	(1)
	White	. . .	
< $8,000	Black	1/2	(2)
	White	. . .	
TOTAL (31)[4]	Black	5/10	
	White	2/2	

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[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

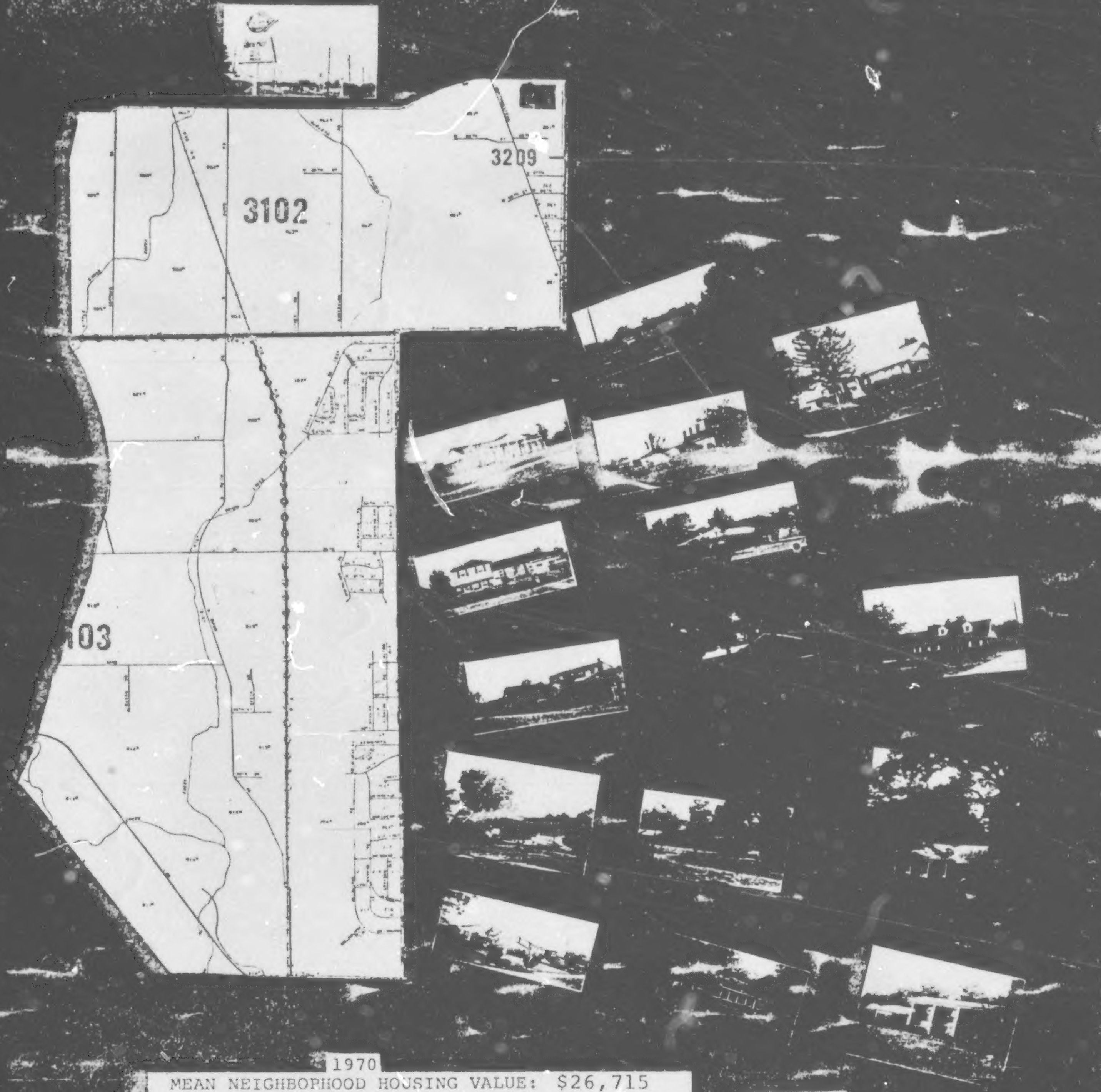
[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

[3] Non-student, non-military, non-professional headed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

CAMBRIDGE SQUARE NORTH

INDIANAPOLIS, IND.



1970
MEAN NEIGHBORHOOD HOUSING VALUE: $26,715
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.51

RATIO: Neighborhood/SMSA		PROJECT: Cambridge Square North	SMSA: Indianapolis	CENTRAL CITY: Indianapolis	NEIGHBORHOOD[1]: Guion Creek	TRACT[2]: 3103 33%/81%	TRACT: 3102 39%/19%
		RACE					
.003		all persons	1,109,882	744,624	3,452*	8,568	1,681
.35		% black	12.4%	18.0%	4.3%*	1.8%	6.2%
		SCHOOL ENROLLMENT					
.69	+	% 16 to 21 years not high school graduates & not enrolled in school	18.7%	19.2%	14.6%	14.9%	13.1%
		YEARS OF SCHOOL COMPLETED					
1.03	+	median school years completed	12.2	12.1	12.6	12.6	12.5
1.31	+	% high school graduates	56.0%	54.8%	73.3%	74.7%	68.7%
		EMPLOYMENT STATUS					
.56	+	% civilian labor force unemployed	3.2%	3.7%	1.8%	1.9%	1.3%
.88	+	% married women in labor force, husband present & children under 6	30.6%	32.0%	27.0%	32.0%	5.4%
		OCCUPATION					
1.34	+	% professional, technical, managers, & administrators except farm	22.1%	23.0%	29.6%	29.6%	29.8%
.90	+	% craftsmen, foremen, & kindred workers	14.3%	13.2%	12.8%	12.4%	14.6%
		INCOME OF FAMILIES IN 1969					
1.06	+	median	$10,754	$10,754	$11,387	$11,322	$11,667
1.05	+	mean	$12,009	$12,264	$12,632	$12,301	$14,072
		INCOME BELOW POVERTY LEVEL[3]					
.32	+	% of all famlies	6.5%	7.1%	2.1%	2.1%	2.3%
...		mean family income	$1,957	$2,003	...	$1,980	...
		TENURE					
1.43	+	% of total units owner occupied	61.6%	57.2%	88.0%*	69.6%	76.5%
		ROOMS					
1.06	+	median	5.0	4.9	5.3	5.3	5.5
		VALUE OF OWNER OCCUPIED UNITS[4]					
1.39	+	median	$14,900	$14,800	$20,727	$21,400	$17,800
1.51[6]	+	mean		$17,700	$26,715*	$22,900	$19,300
		GROSS RENT[5]					
1.16	+	median	$115	$114	$133	$136	$120
		YEAR STRUCTURE BUILT					
2.17		% built 1965 to March 1970	15.4%	14.5%	33.4%	40.4%	3.1%
		MOBILITY					
.82		% persons in same unit as in 1965	48.7%	47.9%	39.8%	35.8%	57.0%

SYMBOLS:

+	Positive indicator of "middle classness" within the SMSA
-	Negative indicator of "middle classness" within the SMSA
...	The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 92 Indianapolis, Indiana
SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 78 Indianapolis, Indiana
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1959.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

CAMBRIDGE SQUARE NORTH

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census: None apparent.

Adjacent Area Housing Quality relative to Neighborhood Average:

No housing within the neighborhood is adjacent to Cambridge Square North. The few short blocks of single family houses to the south and east of the highway (see map) are the lowest cost in the neighborhood--$15,000-$23,000 cf. a neighborhood average of $26,700. (The adjacent housing is the 432-unit 221(d)(3) project, Parc Chateau West, which is in another school district.)

Factors Possibly Isolating Project Children from Parts of Neighborhood:

As can be seen from the map, Cambridge Square North is roughly two miles from the edge of housing developments which make this neighborhood upper middle income.

Commercial Areas:

The project has a few commercial strip facilities (gas stations, Dairy Queen, etc.) within a three minute walk.

CAMBRIDGE SQUARE NORTH

PIKE TOWNSHIP

Schools which Project Children attend:	% Black (1972)	Project Impact*
Guion Creek Elementary School	7.6%	15%
Lincoln Junior High School	7.7%	
Pike High School	6.8%	

Average Daily Attendence (1969): 3,197

District ADM Per Pupil Expenditure (1970-1971):	$1,469
State ADA Per Pupil Expenditure (1970-1971):	$ 783
Ratio District/State:	1.88

School System Staff (1969):

4 Librarians
4 Guidance counsellors

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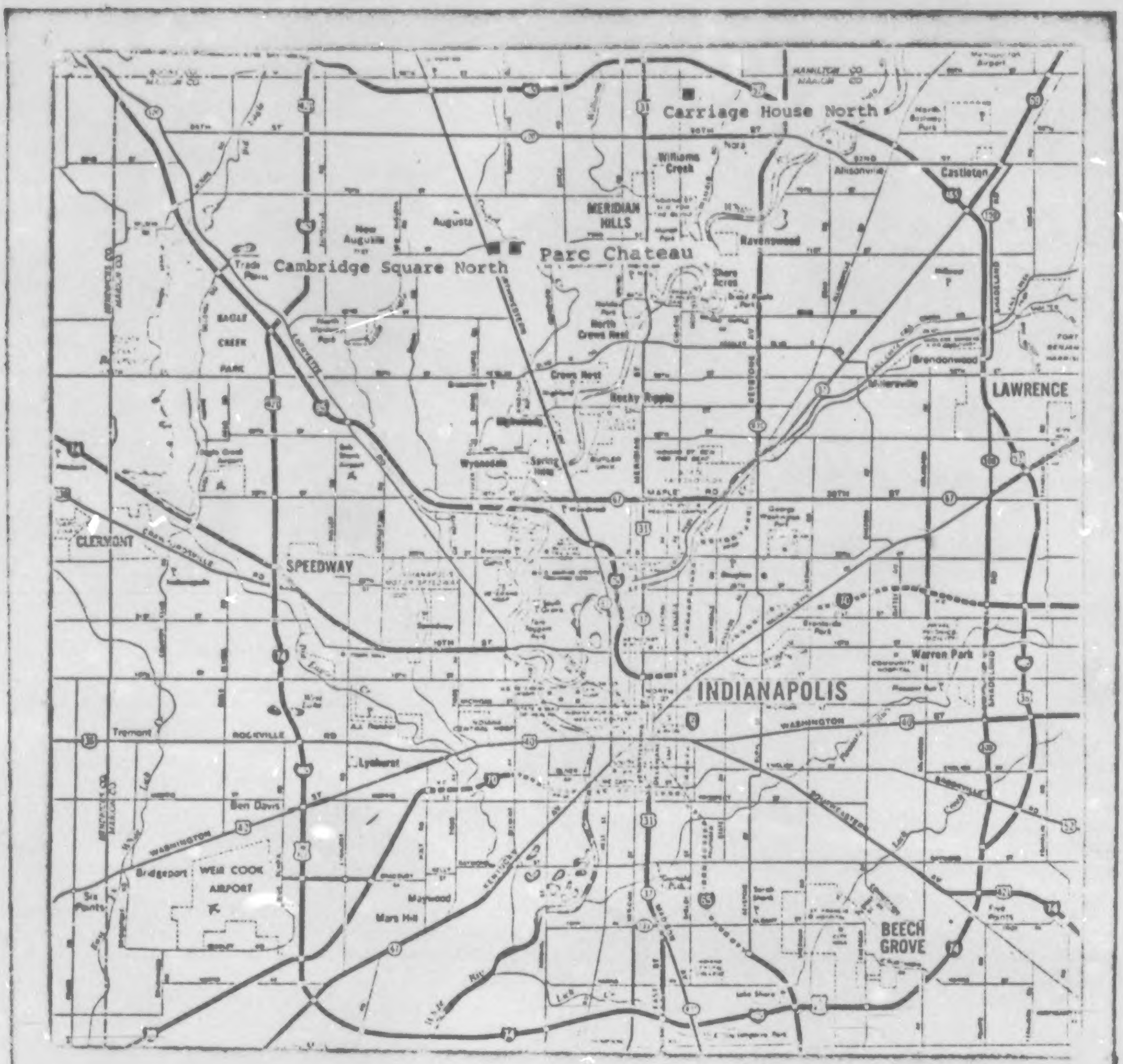
*Percent of elementary school enrollment contributed by project children.

CARRIAGE HOUSE NORTH

INDIANAPOLIS, IND.



CARRIAGE HOUSE NORTH

Address:	9220 91st Street Indianapolis, Indiana
Manager:	Norma Karl
Telephone:	1-317-846-4269
Program Type:	236
Rent Supplement Authorization:	0 %

Family Income Limits:

Marion County
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5265	6480	7020	7560	8100	8505	8910	9180	9450	9720

Year of Occupancy:	April, 1971
Structure Type:	Two story garden apartments
Number of Units:	300
Sizes of Units:	1 bedroom - 116 2 bedroom - 154 3 bedroom - 30
Turnover FY 72:	24 %
Waiting List 8/72:	84

CARRIAGE HOUSE NORTH

Total Number Units 300

SUBJECT FAMILIES[1]

	White	Black	Total
Total	75	0	75
% Female Heads of Household	59%	0	59%
(total female heads of household)	(100%	0	100%)
% Skilled	33%	0	33%
(total skilled subjects)	(100%	0	100%)
% Unemployed	4%	0	4%
(total unemployed subjects)	(100%	0	100%)
Mean Income	$5,321		$5,321

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	185
Number Potential Subject Children Aged 0-2	...	...	66
Actual Number Subject Children Aged 3-14	119	0	119
Actual Number Subject Children from Female-headed Households	68	0	68

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[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

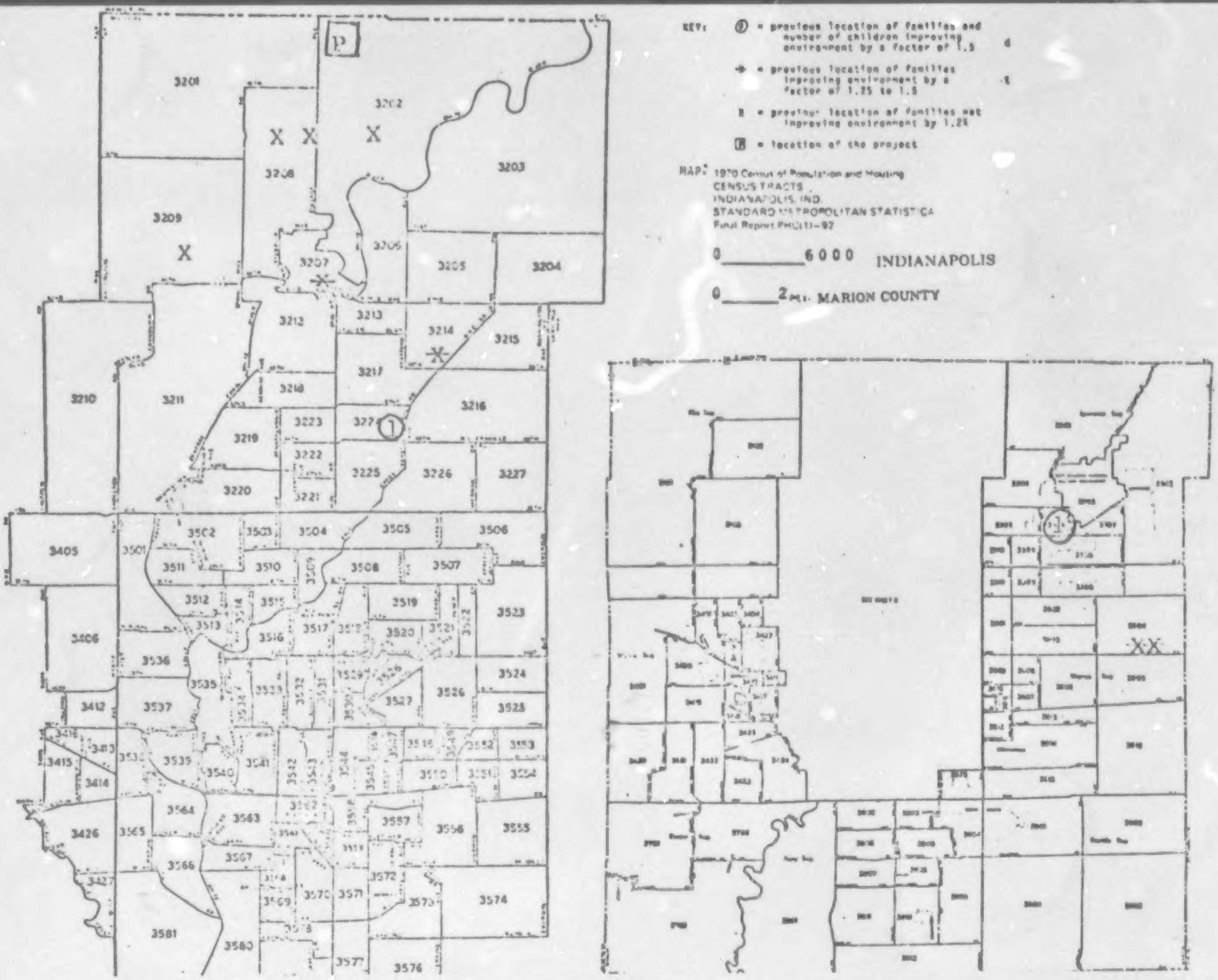
CARRIAGE HOUSE NORTH

MEAN INCOME OF PROJECT RESIDENTS

All Families	$5,069
All Families with Children	5,731
All Non-Military, Non-Student Families with Children Aged 3-14	5,321

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$5,321	
2-parent Families	5,455	
Female Head of Household	5,226	

Public Housing Admission Limits, Family of 4	$5,600



Carriage House No.: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0 /0	
	White	0 /0	
< $5,000	Black	0 /0	
	White	2 /2	(1)(1)
< $6,000	Black	0 /0	
	White	. . .	
< $7,000	Black	0 /0	
	White	. . .	
< $8,000	Black	0 /0	
	White	. . .	
TOTAL (10)[4]	Black	0 /0	
	White	2 /2	

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[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors time. $300.

[3] Non-student, non-military, non-professional headed families with children between the ages of 6 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $8,000 was not attempted.

[4] Total number of families whose previous residence was checked.

CARRIAGE HOUSE NORTH

INDIANAPOLIS, IND.

1970
MEAN NEIGHBORHOOD HOUSING VALUE: $30,637
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.73

RATIO: Neighborhood/SMSA		PROJECT: Carriage House North	SMSA: Indianapolis	CENTRAL CITY: Indianapolis	NEIGHBORHOOD:[1] Nora	TRACT:[2] 3202 76%/80%	TRACT: 3201 8%/11%	TRACT: 3210 5%/7%
		RACE						
.005		all persons	1,109,882	744,624	5,184*	5,484	7,029	7,584
.49		% black	12.4%	18.0%	6.1%*	0.2%	0.2%	22.4%
		SCHOOL ENROLLMENT						
.31	+	% 16 to 21 years not high school graduates & not enrolled in school	18.7%	19.2%	5.8%	5.5%	5.1%	11.9%
		YEARS OF SCHOOL COMPLETED						
1.13	+	median school years completed	12.2	12.1	13.8	14.1	14.7	12.8
1.50	+	% high school graduates	56.0%	54.8%	83.9%	86.1%	87.9%	76.4%
		EMPLOYMENT STATUS						
.56	+	% civilian labor force unemployed	3.2%	3.7%	1.8%	1.9%	1.0%	2.0%
.43	+	% married women in labor force, husband present & children under 6	30.6%	32.0%	13.3%	11.6%	17.2%	30.8%
		OCCUPATION						
2.28	+	% professional, technical, managers, & administrators except farm	22.1%	23.0%	50.4%	51.4%	59.7%	39.2%
1.00	-	% craftsmen, foremen, & kindred workers	14.3%	13.2%	14.3%	14.1%	14.4%	21.1%
		INCOME OF FAMILIES IN 1969						
1.60	+	median	$10,754	$10,754	$17,234	$17,712	$18,780	$14,259
1.90	+	mean	$10,009	$12,264	$19,058	$19,134	$23,399	$11,809
		INCOME BELOW POVERTY LEVEL[3]						
.26	+	% of all families	6.5%	7.1%	1.7%	1.6%	2.1%	2.2%
...		mean family income	$1,957	$2,003	...	...	$1,930	$2,085
		TENURE						
1.25	+	% of total units owner occupied	61.6%	57.2%	77.0%*	78.5%	75.8%	82.1%
		ROOMS						
1.22	+	median	5.0	4.9	6.1	6.2	6.8	5.8
		VALUE OF OWNER OCCUPIED UNITS[4]						
1.89	+	median	$14,900	$14,800	$28,218	$28,600	$33,700	$23,300
1.73[6]	+	mean		$17,700	$30,637*	$29,400	$38,100	$25,500
		GROSS RENT[5]						
1.51	+	median	$115	$114	$173	$176	$206	$139
		YEAR STRUCTURE BUILT						
1.30		% built 1965 to March 1970	15.4%	14.5%	20.0%	16.8%	45.9%	21.5%
		MOBILITY						
1.13		% persons in same unit as in 1965	48.7%	47.9%	55.2%	60.0%	34.2%	49.2%

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogeneous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SYMBOLS:
◆ Positive indicator of "middle classness" within the SMSA
- Negative indicator of "middle classness" within the SMSA
... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:
U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 92 Indianapolis, Indiana SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 76 Indianapolis, Indian
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

CARRIAGE HOUSE NORTH

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

The northern half of the neighborhood is being spotted with middle and upper-middle income garden apartment complexes. About fifty new $35,000+ single family houses are also being added to the northern end of the neighborhood.

Adjacent Area Housing Quality relative to Neighborhood Average:

The only adjacent housing is a middle income garden apartment complex directly facing Carriage House North. The nearest family housing is of average neighborhood value (see map).

Factors Possibly Isolating Project Children from Parts of Neighborhood:

Between Carriage House North and the nearest single family residences is a field and railroad tracks which are probably barriers to the younger children. Distance is the significant isolating factor--the neighborhood runs approximately five miles north to south and east to west.

Commercial Areas:

Carriage House North is about a mile from a very large shopping center.

CARRIAGE HOUSE NORTH

WASHINGTON TOWNSHIP

Schools which Project Children attend:	% Black (1972)	Project Impact*
Nora Elementary School Distr	.8%	10%
Northview Junior High School	.8%	
North Central High School	8.0%	

Pupil/Teacher Ratio Elementary School District: 23.9

Average Daily Attendence (1969): 15,737

District ADM Per Pupil Expenditure (1968-1969):	$602
State ADA Per Pupil Expenditure (1968-1969):	$643
Ratio District/State:	.94

School System Staff (1969):

19 Librarians
21 Guidance counsellors
2 Psychologists
1 Audio Visual Personnel

Percent Classroom Teachers Highest Level of Education Completed (1969):

48.6% hold a Bachelor's Degree
51.4% hold a Master's Degree

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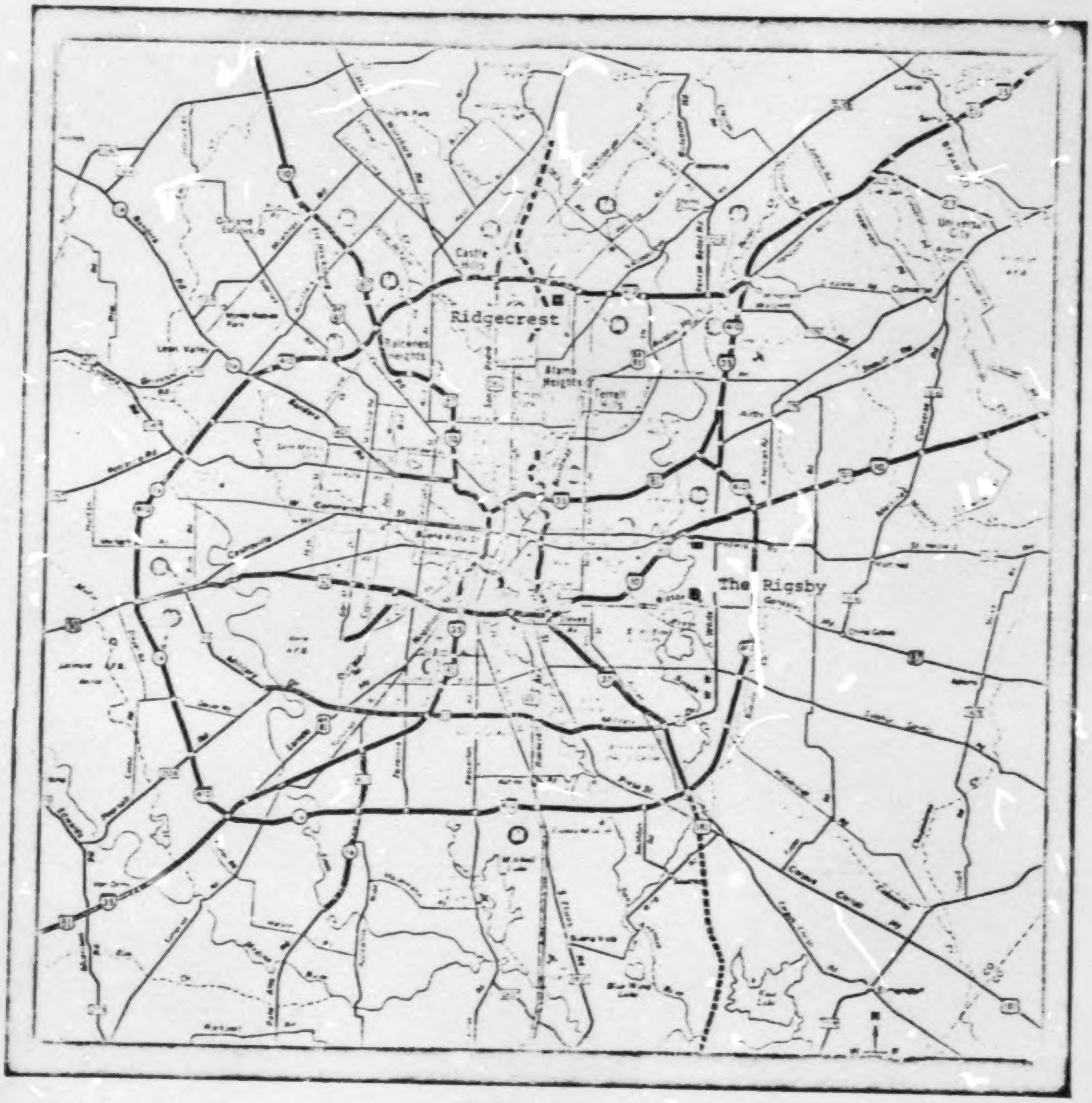
*Percent of elementary school enrollment contributed by project children.

RIDGECREST

SAN ANTONIO, TEXAS



RIDGECREST

Address: 8222 Cault Lane
San Antonio, Texas

Manager: Mr. Leo Booth

Telephone: 1-512-822-5750

Program Type: 236

Rent Supplement Authorization: 20%

Family Income Limits:

San Antonio
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5400	5940	6345	6345	6885	6885	6885	6885	6885	6885

Year of Occupancy: 1969

Structure Type: Two story garden apartments

Number of Units: 152

Sizes of Units:
1 bedroom - 28
2 bedroom - 80
3 bedroom - 36
4 bedroom - 8

[1]Turnover FY 1972: 72.4%

Waiting List 8/72: 4

---

[1] HUD officials expect this turnover rate to be reduced. The rate is attributed to "management problems." The Ridgecrest is now under new management.

RIDGECREST

Total Number Units 152

SUBJECT FAMILIES[1]	White	Black	Total
Total	44	4	48
% Female Heads of Household	60%	6%	66%
(total female heads of household)	(91%	9%	100%)
% Skilled	11%	3%	14%
(total skilled subjects)	(79%	21%	100%
% Unemployed	29%	0%	29%
(total unemployed subjects)	(100%	0%	100%)
Mean Income	$3,579	$2,961	$3,526

SUBJECT CHILDREN[2]	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	122
Number Potential Subject Children Aged 0-2	...	...	31
Actual Number Subject Children Aged 3-14	81	10	91
Actual Number Subject Children from Female-headed Households	49	8	57

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

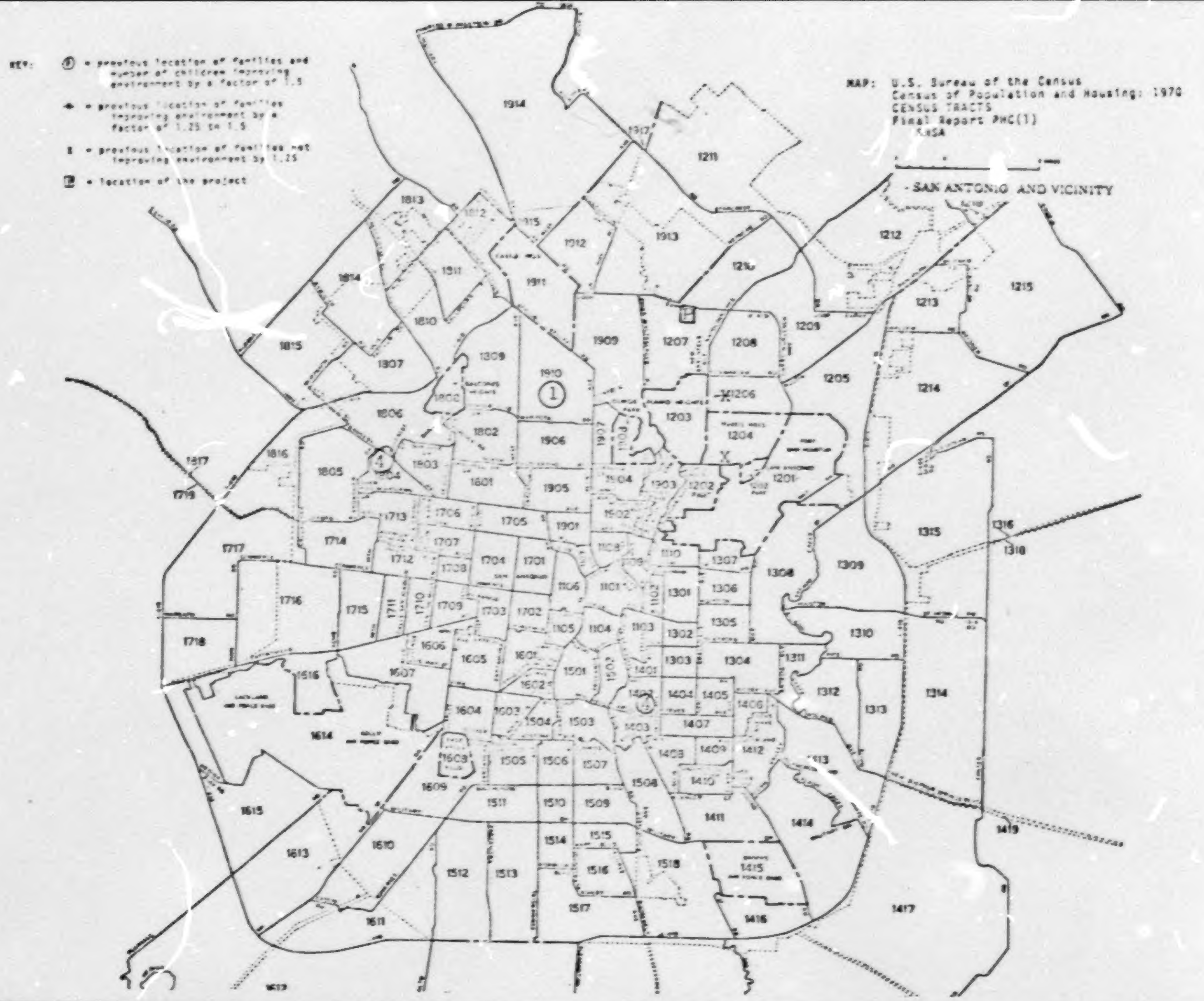
RIDGECREST

MEAN INCOME OF PROJECT RESIDENTS

All Families	$4,086
All Families with Children	4,448
All Non-Military, Non-Student Families with Children Aged 3-14	3,526

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$3,579	$2,961
2-parent Families	4,310	3,120
Female Head of Household	3,329	2,882

Public Housing Admission Limits, Family of 4	$4,700


KEY:
① = previous location of families and number of children improving environment by a factor of 1.5
◆ = previous location of families improving environment by a factor of 1.25 to 1.5
I = previous location of families not improving environment by 1.25
▣ = location of the project
MAP: U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)
SMSA
SAN ANTONIO AND VICINITY

Ridgecrest: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0 / 0	
	White	1 / 4	(4)
< $5,000	Black	0 / 0	
	White	2 / 5	(4)(1)
< $6,000	Black	0 / 0	
	White	. . .	
< $7,000	Black	0 / 0	
	White	. . .	
< $8,000	Black	0 / 0	
	White	. . .	
TOTAL (3)[4]	Black	0 / 0	
	White	3 / 9	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

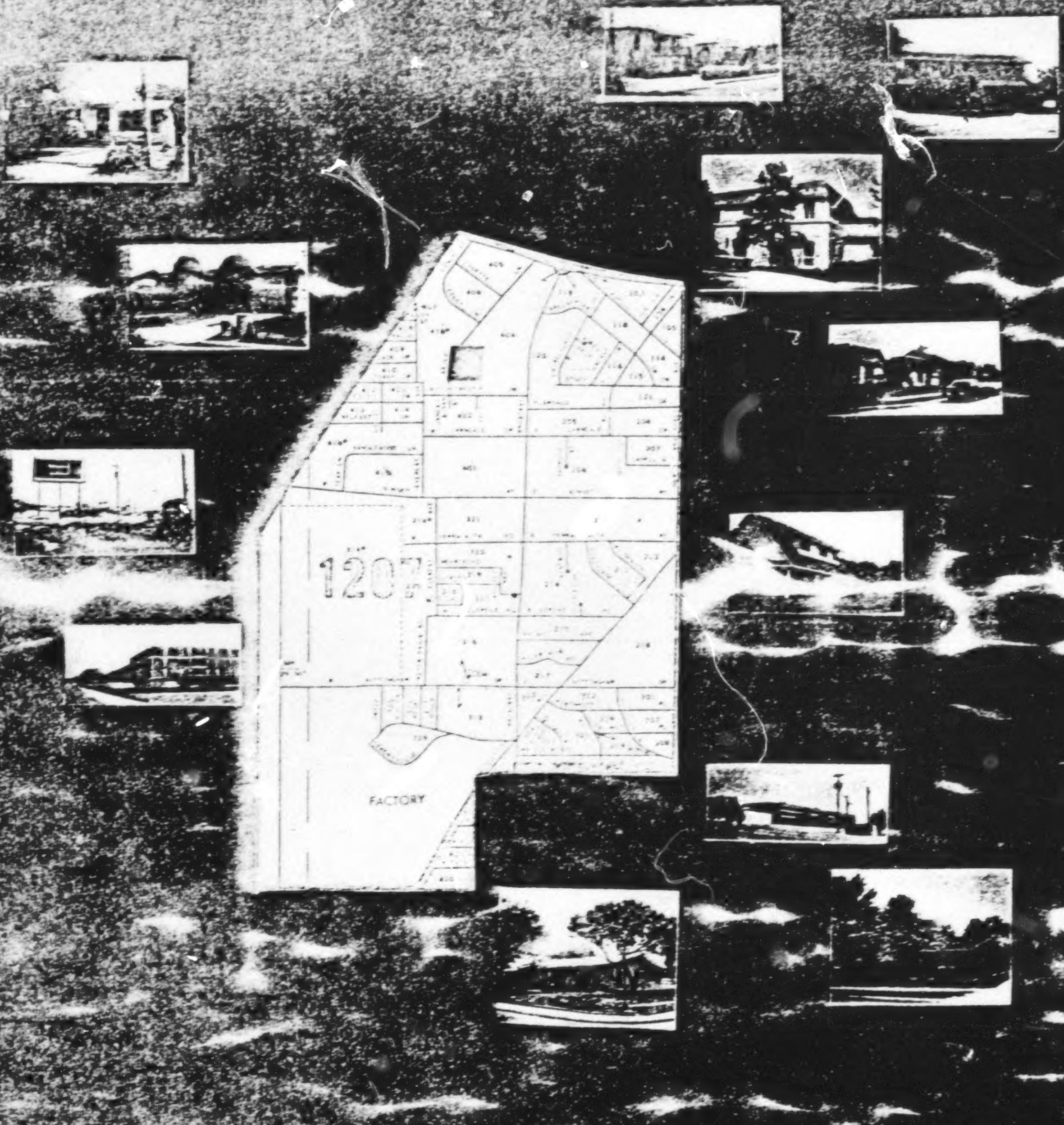
[3] Non-student, non-military, non-professional housed families with children between the ages of 4 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown and over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

NOTE: Because of the high turnover rate, the above chart reflects applications dated after October 1971.

RIDGECREST

SAN ANTONIO, TEXAS



1970
MEAN NEIGHBORHOOD HOUSING VALUE: $22,455
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.66

RATIO: Neighborhood/SMSA		PROJECT: Ridgecrest	SMSA: San Antonio	CENTRAL CITY: San Antonio	NEIGHBORHOOD[1]: Howard	TRACT[2]: 1207 76%/100%
		RACE				
.007		all persons	864,014	654,153	6,137 *	8,017
.05		% black	6.9%	7.6%	0.36%*	0.3%
		SCHOOL ENROLLMENT				
.71	+	% 16 to 21 years not high school graduates & not enrolled in school	17.0%	19.8%	12.0%	12.0%
		YEARS OF SCHOOL COMPLETED				
1.11	+	median school years completed	11.5	10.8	12.8	12.8
1.50	+	% high school graduates	46.8%	42.7%	70.0%	70.0%
		EMPLOYMENT STATUS				
.70	+	% civilian labor force unemployed	3.7%	3.8%	2.6%	2.6%
1.24	-	% married women in labor force, husband present & children under 6	27.7%	28.5%	34.4%	34.4%
		OCCUPATION				
1.56	+	% professional, technical, managers, & administrators except farm	22.6%	21.1%	35.3%	35.3%
.78	+	% craftsmen, foremen, & kindred workers	14.4%	14.9%	11.2%	11.2%
		INCOME OF FAMILIES IN 1969				
1.39	+	median	$7,981	$7,734	$11,082	$11,082
1.50	+	mean	$9,516	$9,027	$14,256	$14,256
		INCOME BELOW POVERTY LEVEL[3]				
.54	+	% of all families	16.0%	17.5%	8.7%	8.7%
1.00		mean family income	$2,208	$2,230	$2,208	$2,208
		TENURE				
.64	-	% of total units owner occupied	59.7%	58.5%	39.0%*	39.9%
		ROOMS				
.98	-	median	4.8	4.7	4.7	4.7
		VALUE OF OWNER OCCUPIED UNITS[4]				
1.49	+	median	$12,200	$11,400	$18,200	$18,200
1.66[6]	+	mean		$13,500	$22,455*	$22,300
		GROSS RENT[5]				
1.84	+	median	$086	$081	$158	$158
		YEAR STRUCTURE BUILT				
2.03		% built 1965 to March 1970	17.2%	13.3%	34.9%	34.9%
		MOBILITY				
.82		% persons in same unit as in 1965	47.2%	52.4%	38.5%	38.5%

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SYMBOLS:

+	Positive indicator of "middle classness" within the SMSA
-	Negative indicator of "middle classness" within the SMSA
...	The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 186 San Antonio, Texas
SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report H [illegible] 3)- 243 San Antonio, Texas
Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

RIDGECREST

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

Three to four upper middle income garden apartment complexes have been constructed since the census. It is possible that roughly ten $60,000+ houses were added to the eastern side of the neighborhood. (Although Ridgecrest should have been tabulated in the census--occupancy 1969--there is no evidence of 152 units in BLOCK STATISTICS.)

Adjacent Area Housing Quality relative to Neighborhood Average:

Ridgecrest is abutted by the worst quality housing in the neighborhood--$10,800 to $12,500 compared with a mean neighborhood value of $22,400. This low cost section contains approximately 15% of the housing units in the neighborhood.

Factors Possibly Isolating Project Children from Parts of Neighborhood:

Broadway is the north-south thoroughfare cutting the neighborhood in half. The heavy traffic tends to cut off the above average cost housing located in the eastern half of the neighborhood.

Commercial Areas:

Broadway is spotted with commercial strip facilities.

RIDGECREST

ALAMO HEIGHTS SCHOOL DISTRICT

Schools which Project Children attend:	Project Impact*
Howard Elementary School	10%
Alamo Heights High School	

District ADM Per Pupil Expenditure (1968-1969): $720

State ADA Per Pupil Expenditure (1968-1969): $529

Ratio District/State: 1.36

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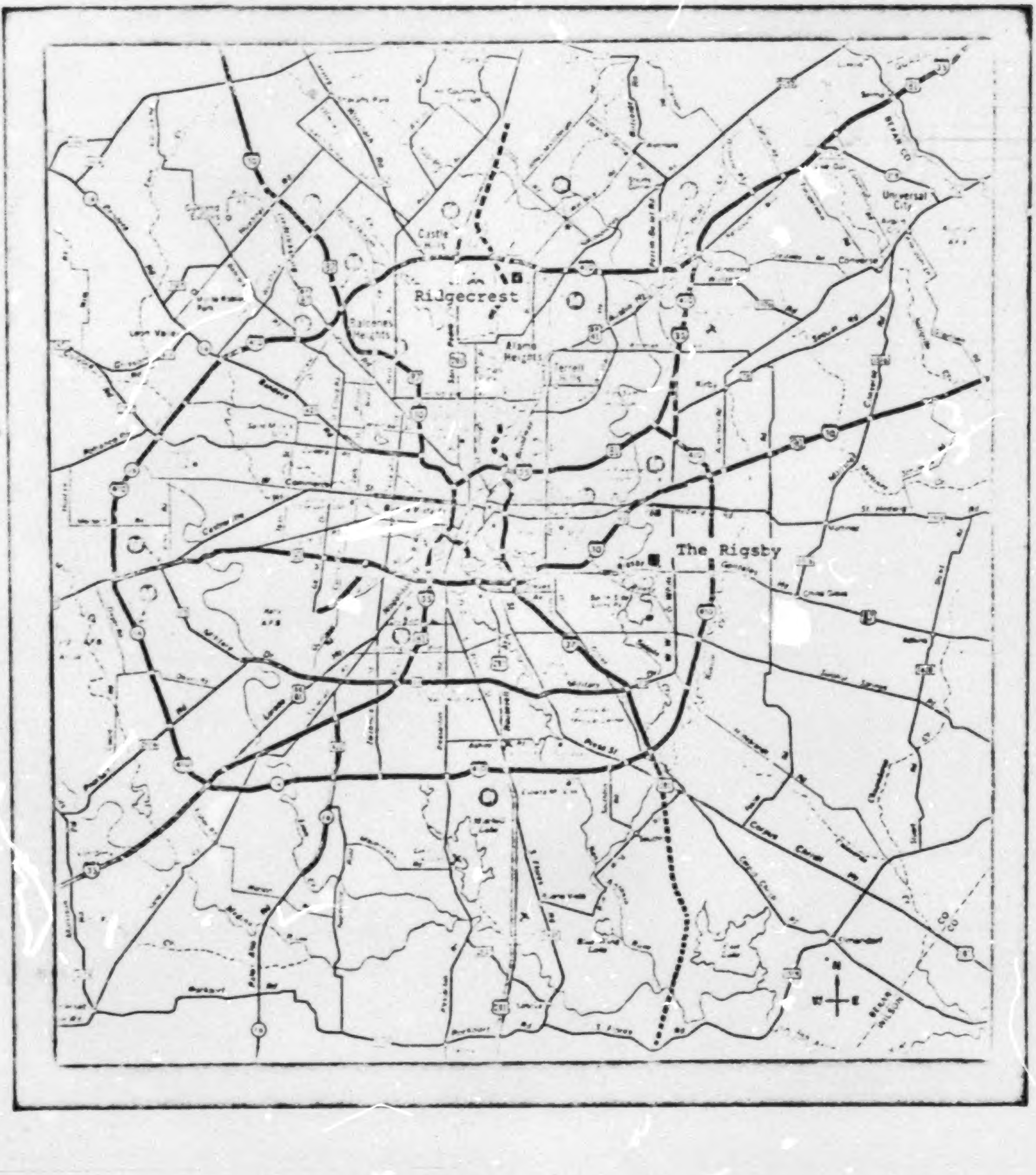
*Percent of elementary school enrollment contributed by project children.

THE RIGSBY
SAN ANTONIO, TEXAS



THE RIGSBY

Address:	4247 McCombs West San Antonio, Texas
Manager:	Mr. Eells Consolidated Property Management
Telephone:	1-512-344-9717
Program Type:	236
Rent Supplement Authorization:	20%

Family Income Limits:

San Antonio
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5400	5940	6345	6345	6885	6885	6885	6885	6855	6855

Year of Occupancy:	September 1970
Structure Type:	Two story garden apartments
Number of Units:	250
Sizes of Units:	1 bedroom - 34 2 bedroom - 66 3 bedroom - 116 4 bedroom - 34
Turnover Since Occupancy:	125%[1]
Waiting List 8/72:	0 Vacancy - 4

[1] HUD officials do not expect this high turnover to continue. They suggest two causal factors, no longer in operation. First, the project opened primarly non-Black in a non-Black neighborhood. Between a recent Black population movement toward eastern San Antonio and HUD initiated active marketing in Black neighborhoods by the Rigsby management, the project is now primarly Black. Secondly, the management allowed many families to enter who were unable to afford the rent. HUD regulations issued in March, 1972, no longer allow a family to enter if the basic rent exceeds 35% of adjusted income.

THE RIGSBY

Total Number Units	250

SUBJECT FAMILIES[1]

	White	Black	Total
Total	16	100	116
% Female Heads of Household	10%	60%	70%
(total female heads of household)	(14%	86%	100%)
% Skilled	2%	9%	11%
(total skilled subjects)	(18%	82%	100%)
% Unemployed	7%	35%	42%
(total unemployed subjects)	(17%	83%	100%)
Mean Income	$2,609	$2,961	$2,857

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	327
Number Potential Subject Children Aged 0-2	...	...	68
Actual Number Subject Children Aged 3-14	66	193	259
Actual Number Subject Children from Female-headed Households	32	138	170

---

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

THE RIGSBY

MEAN INCOME OF PROJECT RESIDENTS

All Families	$3,882
All Families with Children	3,874
All Non-Military, Non-Student Families with Children Aged 3-14	2,857

Non-Military, Non-Student Families			
	White Families	Black Families	Race Unknown[1]
All Families	$2,609	$2,961	$2,721
2-parent Families	2,903	4,351	3,685
Female Head of Household	2,512	2,366	2,032

Public Housing Admission Limits, Family of 4	$4,700

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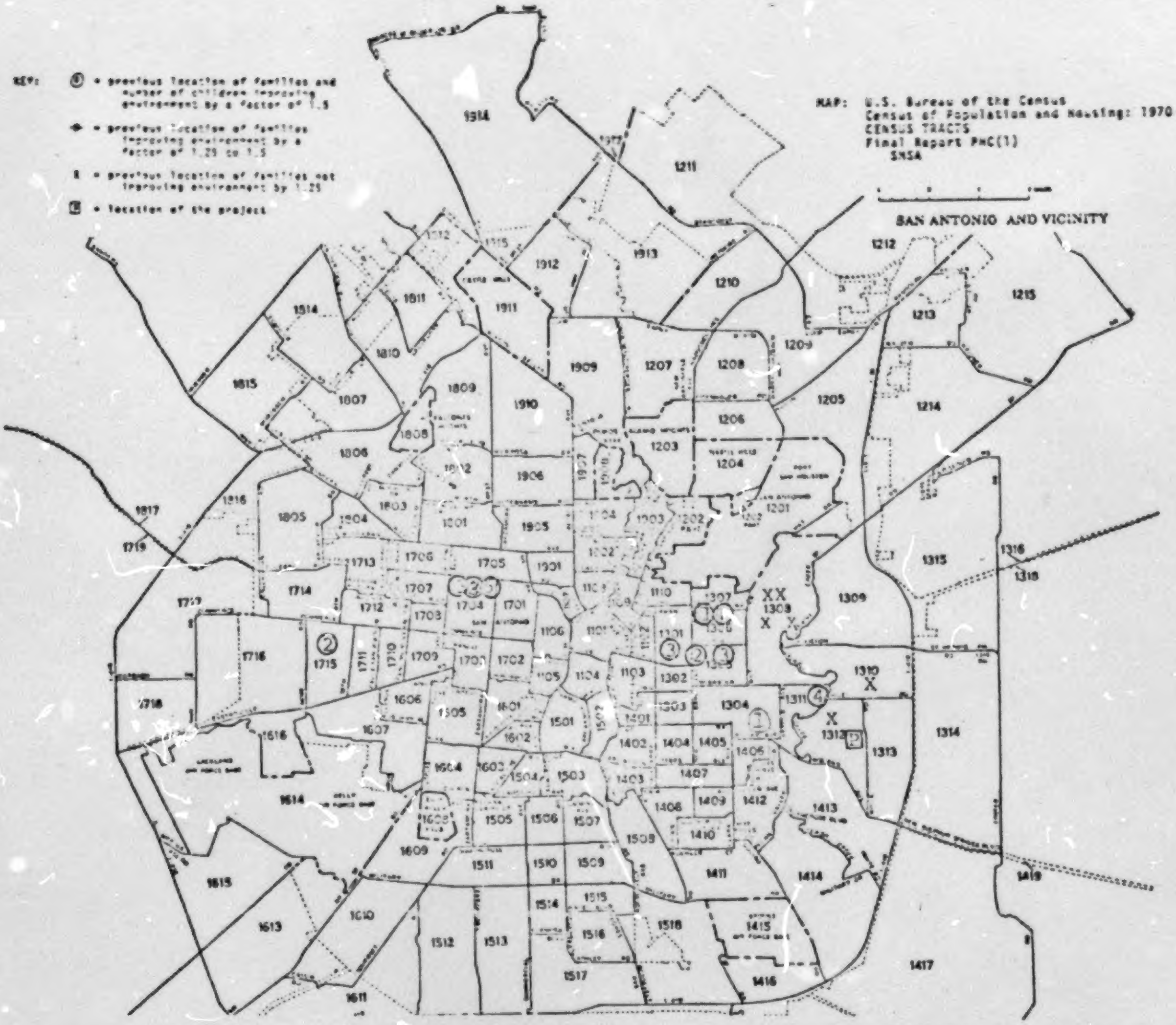
[1] Race unknown represents those application forms not reporting an appropriate ethnicity code.


KEY: ① = previous location of families and number of children improving environment by a factor of 1.5
◆ = previous location of families improving environment by a factor of 1.25 to 1.5
X = previous location of families not improving environment by 1.25
P = location of the project
MAP: U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)
SMSA
SAN ANTONIO AND VICINITY

The Rigsby: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	6 /19	(5)(4)(4)(3)(2)(1)
	White	0 / 0	
< $5,000	Black	4 /11	(3)(3)(3)(2)
	White	0 / 0	
< $6,000	Black	1 / 1	(1)
	White	. . .	
< $7,000	Black	0 /0	
	White	. . .	
< $8,000	Black	0 /0	
	White	. . .	
TOTAL (17)[4]	Black	11/31	
	White	0 / 0	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

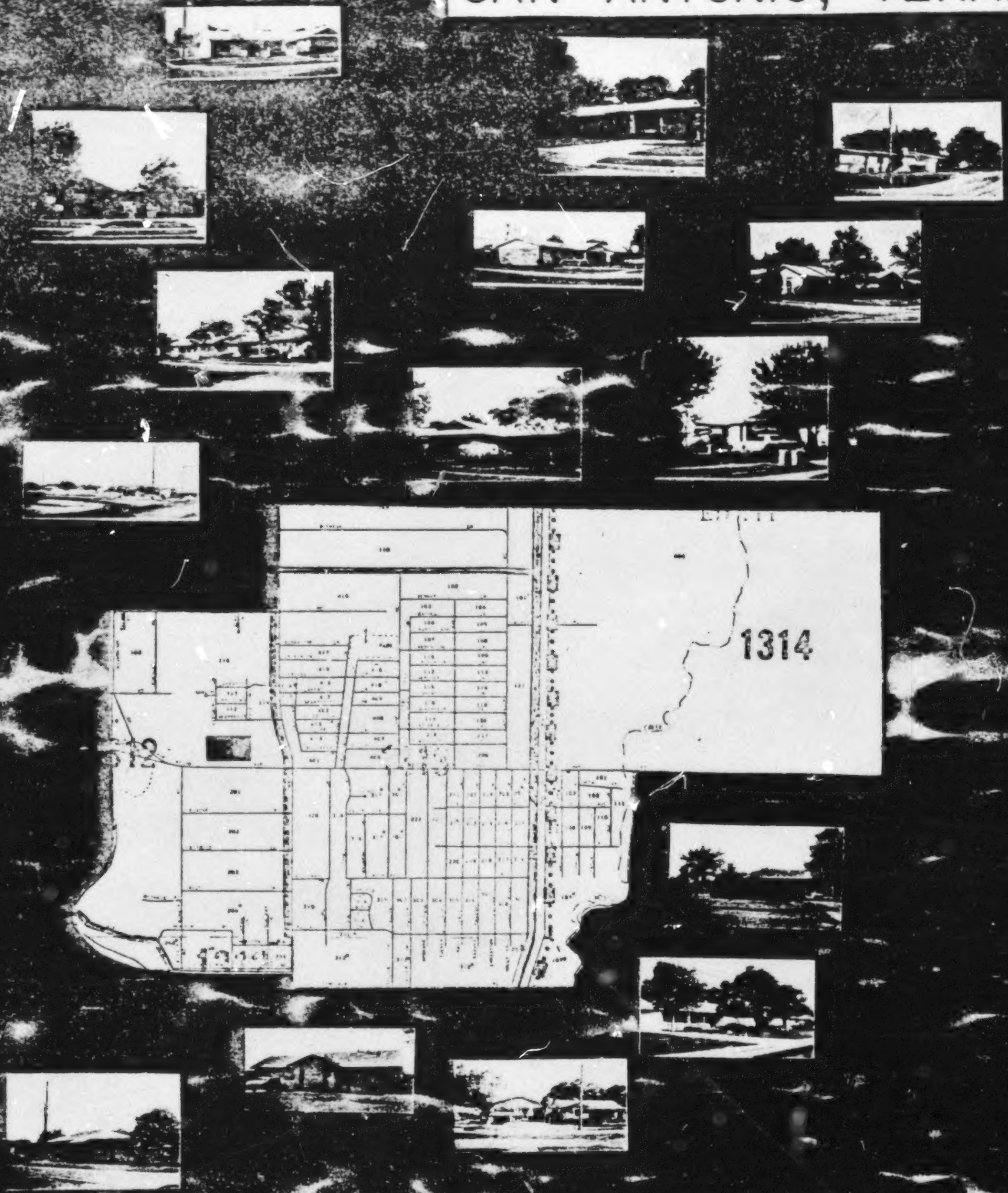
[3] Non-student, non-military, non-professional housed families with children between the ages of 4 and 13 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

NOTE: Because of the high turnover the chart reflects applications dated after September 1971. Only Black families were checked.

THE RIGSBY

SAN ANTONIO, TEXAS



1970
MEAN NEIGHBORHOOD HOUSING VALUE: $15,897
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.18

RATIO: Neighborhood/SMSA		PROJECT: The Rigsby	SMSA: San Antonio	CENTRAL CITY: San Antonio	NEIGHBORHOOD:[1] Hirsh	TRACT:[2] 1313 96%/83%	TRACT: 1312 50%/17%
		RACE					
.008		all persons	864,014	654,153	6,903*	5,955	2,384
.62		% black	6.9%	7.6%	4.3%*	0.7%	12.0%
		SCHOOL ENROLLMENT					
.71	+	% 16 to 21 years not high school graduates & not enrolled in school	17.0%	19.8%	12.1%	12.0%	12.8%
		YEARS OF SCHOOL COMPLETED					
1.03	+	median school years completed	11.5	10.8	11.8	12.0	11.0
1.03	+	% high school graduates	46.8%	42.7%	48.4%	50.2%	40.3%
		EMPLOYMENT STATUS					
.57	+	% civilian labor force unemployed	3.7%	3.8%	2.1%	2.1%	2.3%
.99	+	% married women in labor force, husband present & children under 6	27.7%	21.1%	27.4%	25.7%	35.8%
		OCCUPATION					
.88	-	% professional, technical, managers, & administrators except farm	22.6%	21.1%	19.9%	20.0%	19.5%
1.26	-	% craftsmen, foremen, & kindred workers	14.4%	14.9%	18.1%	18.2%	17.9%
		INCOME OF FAMILIES IN 1969					
1.25	+	median	$7,981	$7,734	$9,944	$10,229	$8,651
1.10	+	mean	$9,516	$[illegible],027	$10,441	$10,683	$9,356
		INCOME BELOW POVERTY LEVEL[3]					
.333	+	% of all famlies	16.0%	17.5%	5.3%	5.0%	7.0%
.73		mean family income	$2,208	$2,230	$1,607	$1,459	$2,319
		TENURE					
1.46	+	% of total units owner occupied	59.7%	58.5%	86.9%*	89.1%	72.7%
		ROOMS					
1.08	+	median	4.8	4.7	5.2	5.2	5.0
		VALUE OF OWNER OCCUPIED UNITS[4]					
1.27	+	median	$12,200	$11,400	$15,493	$15,700	$14,600
1.18[6]	+	mean		$13,500	$15,987 *	$16,000	$15,500
		GROSS RENT[5]					
1.03	+	median	$66	$81	$88	$89	$85
		YEAR STRUCTURE BUILT					
.06		% built 1965 to March 1970	17.2%	13.3%	12.1%	10.1%	21.6%
		MOBILITY					
1.33		% persons in same unit as in 1965	47.2%	52.4%	62.6%	66.2%	45.7%

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assured. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

SYMBOLS:

+	Positive indicator of "middle classness" within the SMSA
-	Negative indicator of "middle classness" within the SMSA
...	The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:

U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 186 San Antonio, Texas SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 243 San Antonio, Texas Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

THE RIGSBY

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

The neighborhood is experiencing racial change. The single family houses abutting The Rigsby to the north have doubled in number and appear to be totally inhabited by Black families as compared with one third in 1970. The single family house area east of The Rigsby (east of W.W. White Rd. and north of Rigsby Ave.) had one or two houses for sale per block. This observed racial turnover was confirmed by the Director of Research for the San Antonio Independent School District.

Adjacent Area Housing Quality relative to Neighborhood Average:

The adjacent housing, directly behind The Rigsby, is higher in value than the neighborhood average--$23,000 cf. $15,000.

Factors Possibly Isolating Project Children from Parts of Neighborhood:

The Rigsby is near the intersection of two fairly busy thoroughfares. Although these streets may tend to isolate the project children from the neighborhoods east and south, the children must cross the north-south road to get to school. The neighborhood in which the elementary school is located is of average quality and above, while the neighborhood to the south of Rigsby Avenue is below the mean value.

Commercial Areas:

The north-south road, W.W. White, has scattered commercial strip facilities.

THE RIGSBY

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

Schools which Project Children attend:	% Black (1971)	Project Impact*
Hirsh Elementary School	21%	13%
Davis Junior High School	46%	
Riley Junior High School	71%	
Houston High School	50%	

Pupil/Teacher Ratio Elementary School District: 30.2

Average Daily Attendence (1969): 78,289

District ADM Per Pupil Expenditure (1968-1969): $416

State ADA Per Pupil Expenditure (1968-1969): $529

Ratio District/State: .79

School System Staff (1969):

53 Librarians
28 Guidance counsellors

Percent Classroom Teachers Highest Level of Education Completed (1969):

1.4% hold less than a Bachelor's Degree
71.0% hold a Bachelor's Degree
27.5% hold a Master's Degree
.1% hold a Doctorate

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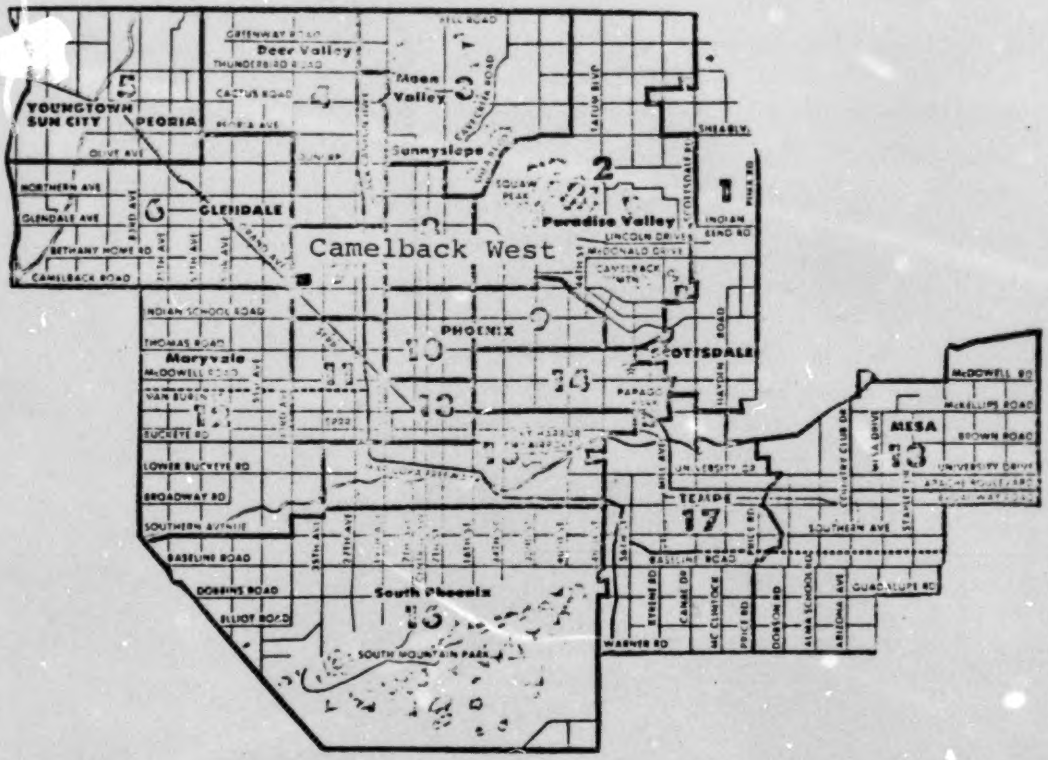
*Percent of elementary school enrollment contributed by project children.

CAMELBACK WEST

PHOENIX, ARIZONA



CAMELBACK WEST

Address:	5235 North 43rd Avenue Phoenix, Arizona
Manager:	Mrs. Kett
Telephone:	1-602-934-5350
Program Type:	236
Rent Supplement Authorization:	20%

Family Income Limits:

Phoenix
Limits in dollars by number of persons in family

1	2	3	4	5	6	7	8	9	10+
5400	5940	6480	6885	7290	7695	8100	8505	8775	9459

Year of Occupancy:	March, 1972
Structure Type:	Two story garden apartments
Number of Units:	100
Sizes of Units:	1 bedroom - 20 2 bedroom - 60 3 bedroom - 20
Turnover since occupancy:	4% (all military transfers)
Waiting List 8/72:	35

CAMELBACK WEST

Total Number Units	100

SUBJECT FAMILIES[1]

	White	Black	Total
Total	20	0	20
% Female Heads of Household	50%	0%	50%
(total female heads of household)	(100%	0%	100%)
% Skilled	50%	0%	50%
(total skilled subjects)	(100%	0%	100%)
% Unemployed	25%	0%	25%
(total unemployed subjects)	(100%	0%	100%)
Mean Income	$4,733		$4,733

SUBJECT CHILDREN[2]

	White	Black	Total
Total Subject Children (Actual and Potential) Aged 0-14	...	...	41
Number Potential Subject Children Aged 0-2	...	...	8
Actual Number Subject Children Aged 3-14	33	0	33
Actual Number Subject Children from Female-headed Households	15	0	15

---

[1] Subject families include families with children between the ages of 3-14 as of September 1972, with all military and student-headed families omitted.

[2] Note: Subject children do not necessarily meet requirements of +1.25 improved environmental change from previous residence.

... Information not determined.

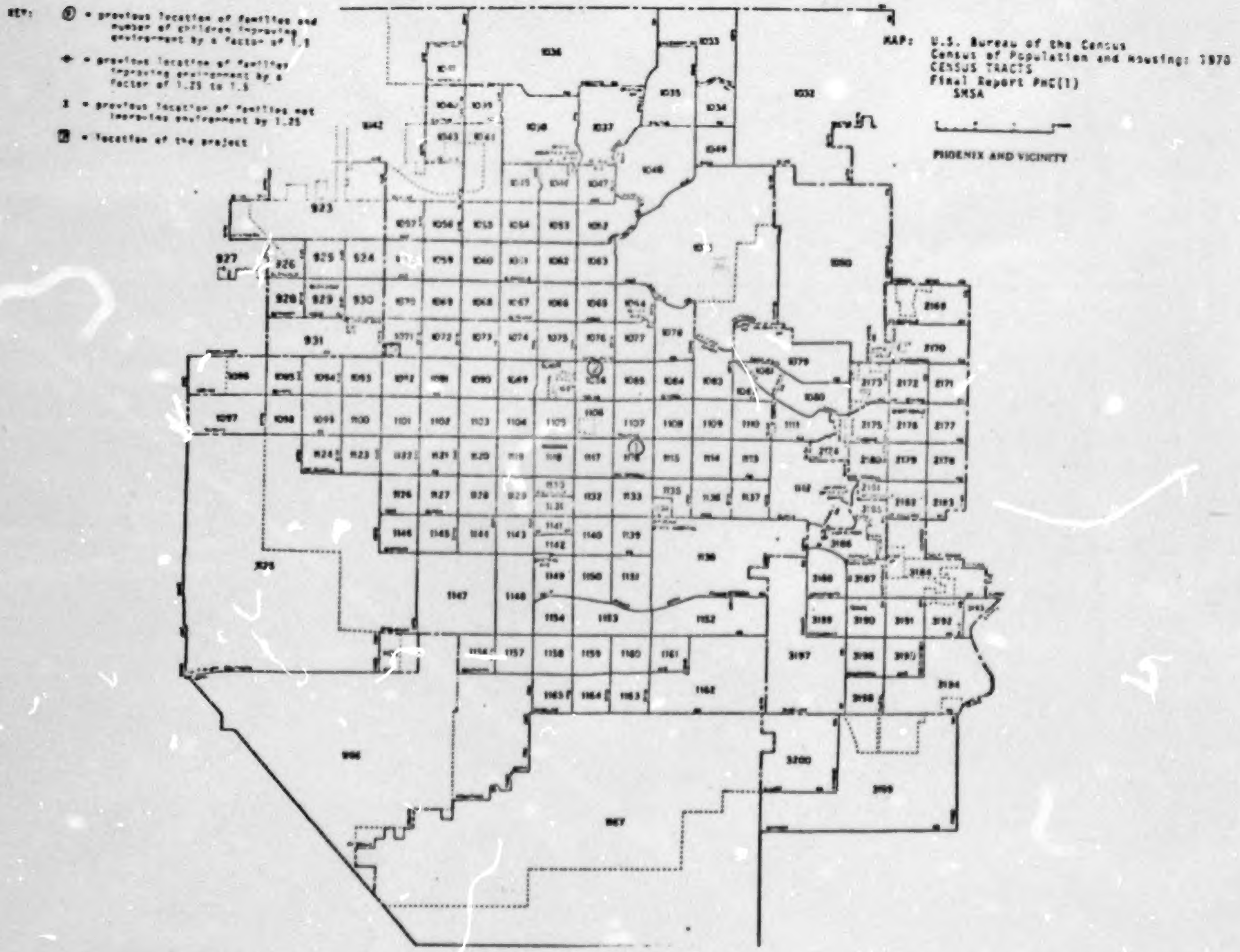
CAMELBACK WEST

MEAN INCOME OF PROJECT RESIDENTS

All Families	$4,525
All Families with Children	5,771
All Non-Military, Non-Student Families with Children Aged 3-14	4,733

Non-Military, Non-Student Families		
	White Families	Black Families
All Families	$4,733	
2-parent Families	5,795	
Female Head of Household	3,670	

Public Housing Admission Limits, Family of 4 $5,100


KEY:
② = previous location of families and number of children improving environment by a factor of 1.5
◆ = previous location of families improving environment by a factor of 1.25 to 1.5
I = previous location of families not improving environment by 1.25
▣ = location of the project
PHOENIX AND VICINITY

MAP: U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)
SMSA

Camelback West: FAMILIES/CHILDREN IMPROVING ENVIRONMENT BY A FACTOR OF 1.5[1]

ADJUSTED ANNUAL FAMILY INCOME[2]	RACE	#FAMILIES/#CHILDREN[3]	CHILDREN PER FAMILY
< $4,000	Black	0 /0	
	White	1 /2	(2)
< $5,000	Black	0 /0	
	White	1 /1	(1)
< $6,000	Black	0 /0	
	White	. . .	
< $7,000	Black	0 /0	
	White	. . .	
< $8,000	Black	0 /0	
	White	. . .	
TOTAL (2)[4]	Black	0 /0	
	White	2 /3	

---

[1] The environmental change factor is determined by the ratio of the 1970 U.S. Census mean value of owner occupied housing in the neighborhood (elementary school district) to the mean housing value of the census tract from which the family moved.

[2] The adjusted annual income as determined by HUD for eligibility for the 236 program is the total income less 5%, less earnings of eligible minors, less number of eligible minors times $300.

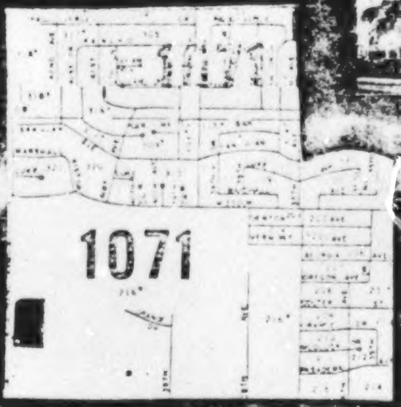
[3] Non-student, non-military, non-professional headed families with children between the ages of 6 and 12 whose previous residence could be determined. The previous residence of white families and families whose race is unknown earning over $5,000 was not attempted.

[4] Total number of families whose previous residence was checked.

NOTE: As the project opened in the Spring of 1971, only 43 of a possible 100 application forms were available at HUD.

CAMELBACK WEST

PHOENIX, ARIZONA



1970

MEAN NEIGHBORHOOD HOUSING VALUE: $21,400
NEIGHBORHOOD/CENTRAL CITY RATIO: 1.16

RATIO: Neighborhood/SMSA		PROJECT: Camelback West	SMSA: Maricopa Co.	CENTRAL CITY: Phoenix	NEIGHBORHOOD:[1] Seville	TRACT:[2] 1071 87%/100%
		RACE				
.006		all persons	967,522	581,562	5,608 *	6,440
.26		% black	3.4%	4.8%	0.9%*	0.9%
		SCHOOL ENROLLMENT				
.69	+	% 16 to 21 years not high school graduates & not enrolled in school	15.9%	17.9%	11.0%	11.0%
		YEARS OF SCHOOL COMPLETED				
1.02	+	median school years completed	12.3	12.3	12.6	12.6
1.24	+	% high school graduates	60.1%	58.9%	74.8%	74.8%
		EMPLOYMENT STATUS				
.69	+	% civilian labor force unemployed	3.6%	3.7%	2.5%	2.5%
.88	+	% married women in labor force, husband present & children under 6	30.6%	31.9%	26.9%	26.9%
		OCCUPATION				
1.15	+	% professional, technical, managers, & administrators except farm	26.3%	25.3%	30.3%	30.3%
1.17	−	% craftsmen, foremen, & kindred workers	13.3%	14.0%	15.6%	15.6%
		INCOME OF FAMILIES IN 1969				
1.21	+	median	$9,856	$9,956	$11,970	$11,970
1.14	+	mean	$11,289	$11,329	$12,856	$12,856
		INCOME BELOW POVERTY LEVEL[3]				
.37	+	% of all famlies	8.9%	8.8%	3.3%	3.3%
.76		mean family income	$2,003	$1,993	$1,522	$1,522
		TENURE				
1.43	+	% of total units owner occupied	63.3%	60.9%	90.6%	88.8%
		ROOMS				
1.25	+	median	4.8	4.7	6.0	6.0
		VALUE OF OWNER OCCUPIED UNITS[4]				
1.19	+	median	$17,300	$16,300	$20,500	$20,500
1.16[6]	+	mean		$18,800	$21,900	$21,900
		GROSS RENT[5]				
1.42	+	median	$121	$118	$172	$172
		YEAR STRUCTURE BUILT				
2.40		% built 1965 to March 1970	19.6%	14.7%	48.0%	48.0%
		MOBILITY				
.63		% persons in same unit as in 1965	40.0%	42.3%	25.5%	25.5%

SYMBOLS:
+ Positive indicator of "middle classness" within the SMSA
− Negative indicator of "middle classness" within the SMSA
... The base for the derived figure is too small or the data are being withheld to avoid disclosure of information for individuals.

SOURCES:
U.S. Bureau of the Census
Census of Population and Housing: 1970
CENSUS TRACTS
Final Report PHC(1)- 160 Phoenix, Arizona SMSA
U.S. Government Printing Office
Washington, D.C. 1972

*U.S. Bureau of the Census
Census of Housing: 1970
BLOCK STATISTICS
Final Report HC(3)- 9 Phoenix, Arizona Urbanized Area
U.S. Government Printing Office
Washington, D.C. 1971

NOTES:

[1] The neighborhood is the 1972-1973 elementary school district in which the project is located and which a majority of the elementary school aged project children attend. The neighborhood values are derived from the values of the census tracts composing the neighborhood. A homogenous distribution of characteristics throughout the tract is assumed. The tract values are weighted on the basis of the percentage of the population the tract contributes to the neighborhood. Where noted (*) the value is directly calculated from the BLOCK STATISTICS.

[2] The identifying number(s) is the census tract(s) composing the neighborhood. The first percentage under the identifying number indicates the percentage of the tract population which is located in the neighborhood. The second percentage indicates the percentage that tract contributes to the total neighborhood population. The last figure is used to weight the values in the neighborhood calculation.

[3] The poverty level for a non-farm family of four was $3,743 in 1969.

[4] The question asked for the respondent's estimate of how much the property (house and lot) he owned would sell for if it were for sale (April 1, 1970).

[5] Monthly gross rent is the summation of contract rent plus the estimated average monthly cost of utilities and fuels if these items are paid for by the renter in addition to the rent.

[6] Ratio of neighborhood to central city.

CAMELBACK WEST

ON-SITE NEIGHBORHOOD OBSERVATIONS: JUNE 1972

Changes in Neighborhood since 1970 Census:

Several blocks of single family residences are being constructed on the vacant land in the southwest corner of the neighborhood (see map). The houses to the north are selling for prices in the low $30,000. To the south, smaller houses have recently been completed.

Adjacent Area Housing Quality relative to Neighborhood Average:

A conventionally-financed apartment condominium is under construction adjacent to the southern boundary of Camelback West. The new housing (valued at $30,000+) to the north is separated from the project by 100 yards of vacant land. Small, new houses abut the project on the east.

Factors Possibly Isolating Project Children from Parts of Neighborhood:

The "Land Use Plan 1990" proposes a freeway to run east-west through the neighborhood (over the vacant land adjacent to Camelback West on the north). While it appears probable that the roadway will be elevated and current interaction between project children and the children living in the housing to the north would not be eliminated, the construction timing and design should be monitored.

Commercial Areas:

There are no commercial areas in the neighborhood per se, but some commercial strip activities are located on Camelback Rd., within walking distance.

CAMELBACK WEST

ALHAMBRA SCHOOL AND PHOENIX UNION HIGH SCHOOL DISTRICTS

Schools which Project Children attend:	% Black (1969)	Project Impact*
Alhambra Elementary School District	.7%	10%
Seville Middle School	8%	
Phoenix Union High School		

Pupil/Teacher Ratio Elementary School District: 21.7

Average Daily Attendence (1969): 38,158

District ADM Per Pupil Expenditure (1968-1969): $692

State ADA Per Pupil Expenditure (1968-1969): $640

Ratio District/State: 1.08

School System Staff (1969):

38	Librarians
92	Guidance counsellors
4	Psychologists
12	Audio Visual Personnel

Percent Classroom Teachers Highest Level of Education Completed (1969):

31%	hold a Bachelor's Degree
68%	hold a Master's Degree
1%	hold a Doctorate

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*Percent of elementary school enrollment contributed by project children.

PART V: METHODOLOGY

METHODOLOGY

The methodology for this survey is organized in two basic sections: Data Collection and Data Analysis.

The data collection is divided into three parts:

1.1 The considerations involved in choosing which housing program or programs to survey

1.2 The methods of surveying the 236/RS program for projects meeting the designated requirements

1.3 The actual site investigation of HUD recommended projects.

The data analysis section is also in three parts:

2.1 The neighborhood analysis based on the 1970 U.S. Census data

2.2 The tenant analysis for possible subjects for the Child Development Study, based on application forms

2.3 The school analysis based on school system input data

Following the analysis is a list of all the projects which were recommended by HUD and actually investigated in June 1972. Information concerning neighborhood quality, racial composition, and certain other factors are noted.

1.0 Data Collection

1.1 Selection of the Program

Federal and/or state housing programs most likely to have projects fitting the Child Development Study had to be selected. The choice of programs was narrowed by two factors besides the study design: the time restriction of the contract and the scope of a previous survey.

The contract required locating suitable projects, collecting data on the neighborhoods and tenants of up to twenty projects, analyzing the data and preparing the final report in two months. Programs with centralized sources of information were therefore essential.

A previous survey was made during the summer of 1971. The requirements of the previous survey required a project occupancy period of 18 months. Since this time restriction yielded few qualifying projects, it was lifted for the current survey. Thus, a program with a high production volume for the last three years was desirable.

The study design and contractual requirements were still, however, the most limiting factors in site selection. The study design limitations were:

PROJECT:
- Type - multi-family
- Size - minimum of 80 units
- Location - in a middle-class neighborhood as defined by the elementary school district; in metropolitan areas in various sections of the country

TENANTS:
- Children - over 100
- Race - no more than 90% nor less than 10% of families to be black
- Family structure - between 25% and 75% should have female-headed families
- Environmental Improvement - tenants must have improved their socio-economic environment by the move to the project
- Income - as low as possible

SCHOOL: Busing - no busing of pupils into or out of the school district.

Contractual informational obligations included the following:

NEIGHBORHOOD DATA:
Income characteristics and property values
Occupational levels and job availability
Educational levels
Ethnic mix
Mobility characteristics
Definition and proportion of commercial vs. residential areas
Transportation availability
Other shared public facilities and supportive services

PROJECT DATA:
Family income
Mother's and father's educational levels
Occupation of head of household
Family size
Family structure (one or two parent)
Age of children
Sex of children
Family ethnic background
Previous residence, including ethnic and income mix of previous neighborhood
Length of project residence
Physical quality of project
Size of project (number of units)
Density characteristics
Income limits by family size
Length of waiting list
Explicit and implicit criteria for resident selection

SCHOOL DATA:
Percentages of neighborhood children and project children attending
Economic and ethnic classroom mixtures
Size of classes
Composition of vocational vs. college prep classes
Existence of special programs or approaches
Achievement data--standard test scores
College attendance data

In order to meet the criteria both state and federal housing programs were investigated. Although housing is not a traditional state function, several states have very recently entered the field. The Massachusetts and Illinois programs were checked but found to be unavailable for OEO research. (The state programs of New York and New Jersey are possibilities for future surveys of this type.)

Of the existing federal housing programs, the 236 (multi-family rental program for lower-income families) using rent supplements (RS) was selected as the program most likely to have projects meeting the constraints of the survey for the following reasons:

Income

The study design does not explicitly define income limits other than they are to be "low." 236 entrance income limits are 135% of public housing limits which are significantly lower than other subsidized programs.[1] But by participating in the rent supplement program, the 236 project can have up to 20% of its tenants meeting public housing income limits.[2]

Neighborhood

236 projects are most likely to be in middle-income/ middle-class neighborhoods for three reasons: lack of a local approval requirement, HUD's recent emphasis on dispersal, and high production in the last three years.

---

[1] In March 1972, a bottom limit for 236 tenants was established--the applicant must be able to pay the rent without using more than 35% of his adjusted income.

[2] To be eligible for the rent supplement program the tenant must meet one of the following requirements after qualifying by income: (1) physically handicapped, (2) sixty-two or older, (3) displaced by Government action, (4) present housing substandard, (5) disaster victim, (6) military on active duty. See Application for Tenant Eligibility for Rent Supplement FHA Form No. 2501 Rev. 3/71 (Appendix C). Whether elderly and military families were being disproportionately served by the RS program was not known.

All other subsidized and public housing programs have required some type of political approval. Unless a 236 project must have a zoning change or variance[1] the site selection and development is a private matter.[2]

Coincident with the passage of the 236 program in 1968 was a shift in HUD policy concerning the location of public and subsidized housing. The older programs reflect a "guilding the ghetto" policy of locating projects where the poor and black live--primarily in the central cities. The 236 program reflects the efforts of HUD to "disperse" the subsidized housing throughout the SMSA, presumably giving low and moderate income families access to better job opportunities, better schools, fresh air, etc. It is reasonable to estimate half of the 236 projects have been located outside the core city, thus increasing the probability of being located in middle-income/middle-class neighborhoods.

The 236 program has had the highest production level of any program in the last two years. More projects are therefore likely to meet the neighborhood requirement.

In order to keep the income level of residents as "low" as possible, only those 236 projects that also used rent supplements were given primary consideration in the survey. Unfortunately, slightly fewer than half of the 236 projects use rent supplements. Furthermore, participation in the rent supplement program does require local government approval. Once the 236 project is in the community, however, there is not as much resistance on the part of the local government to 20% of the units having rent supplements--especially if tenants presently living there are eligible.

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[1] Two factors have increased the zoned land in suburban areas available for 236 housing: the growing popularity of middle-income garden apartment and the expansion of commercial areas in the suburbs.

[2] This characteristic may be short-lived. The next federal housing bill will very likely require local approval of 236 projects over 7 units.

Racial Integration

The study design required a minimum of 10% racial integration. The older housing programs tend to be de facto segregated. However, the total occupancy of the 236 projects should reflect the effects of HUD's required "affirmative marketing" (advertizing projects located in white neighborhoods in minority areas, etc.) activities over the last three years. Whereas the effects of this activity will be reflected only in the turnover of older projects.

Tenant Information

Readily available, accurate detailed tenant information was critical. The newest 236 and rent supplement application forms contain all the information required by the contract with the exception of "Mother's and father's educational levels." (See Appendix B and C).[1] Although the application forms by project are located in 76 HUD Area and Insuring Offices, only the approval of the Washington headquarters is necessary to gain access.

In contrast, each public housing authority (about 3400) maintains its own records with varying amounts of information. Permission to examine tenant data must be sought from each local housing authority. The situation is similar for other HUD subsidized programs (i.e., 221(d)(3))--the permission of the manager or cooperative board must be secured. Since the information is available, rent supplement tenants in other than 236 projects can also be considered. Most rent supplement units are in 221(d)(3)MR projects[2] so the more recent 221(d)(3)MR projects than contain 100% RS were considered.

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[1] Older forms do not indicate race.

[2] The production has not been particularly high... 273 mortgages in FY 1971 for 221(d)(d)MR per se, and there may be difficulties connected with large projects of purely low income tenants.

1.2 Surveying the Program

The next objective was to locate actual 236/RS or 221(d)(3)MR/RS projects meeting the study requirements. The following information on 236/RS and 221(d)(3)MR/RS was available at HUD, Washington, D.C. As of June 30, 1971: location by HUD office, state, city, size of city, size of SMSA; name of project; number of units; number of units under RS (March 1972). Information on the racial composition and percent elderly was inadequate.

Next those HUD Area and Insuring Offices with greatest activity in the 236/RS program were contacted by phone. (See Appendix A for list of offices contacted.) The object was to obtain information on the neighborhood income/class, project racial composition, size of units (indicating number of children), address and telephone number of the management.

In most instances, the administrator of the 236 and/or rent supplement program in the Office of Housing Services and Property Management was reached. Usually, these people had visited the projects and knew the surrounding area.

After the caller was identified as an OEO contractor, the study was explained in terms of testing the hypothesis "that moving children from a low-income environment to a middle-income/middle-class environment will benefit them in some manner." The administrator was specifically asked if any of his non-elderly 236/RS or all RS projects of 80 units or more with at least 10% black, were located in middle-income or "middle-class" or higher neighborhoods. If none qualified, the caller asked about straight 236 projects. If projects qualified in all respects but the racial criteria, investigators explored them further.[1] Next, project managers of the better sites were called to obtain current racial breakdown, estimates of the number of children, school attendance information, and descriptions of the neighborhoods. Most managers were cooperative and gave accurate information.

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[1] USR&E on-site evaluation of 67 of the HUD recommended sites is presented at the end of this methodology.

1.3 Site Investigations

When thirty-five to forty potential sites were located, site investigations began. Prior to the site investigations, a standardized survey instrument was designed and letters of authorization from OEO and HUD were obtained. (See Appendices D, E & F). Four of the five site investigators were professional urban planners.

The HUD offices visited were Seattle, Washington; San Francisco, California; Phoenix, Arizona; San Antonio, Texas; Kansas City, Kansas; Omaha, Nebraska; Indianapolis, Indiana; Cincinnati, Ohio; Columbus, Ohio; Washington, D.C.; Pittsburgh, Pennsylvania; Hartford, Connecticut; Boston, Massachusetts.

The typical site visit involved the following activities:

HUD Office

The investigator discussed the study with administrators in the Office of Housing Services and Property Management. When the "best projects" were identified, the tenant application forms were xeroxed and names blocked out by the investigator. The status of the application files varied among the HUD offices.[1]

School District Administrative Office

At the Office of the Superintendent of Schools, the investigator was shown the boundaries of the elementary school district the project children attended--the "neighborhood" boundary. The remainder of the school information required for the study was not readily available or in some cases, unavailable. In most cases the survey instrument was left with an administrator to be completed with what data could be obtained. In almost every instance the school officials were interested in the study and cooperative to the extent their time allowed.[1]

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[1] Most offices did not remove applications of former tenants. Most offices were slightly behind on filing the applications. Most offices required Rent Supplement tenants to fill out a 236 form or were in the process of changing to this requirement.

City Planning Departments

The investigator usually contacted the city planning department or similar agency for recent reports and land use maps.

Neighborhood and Project

In most cases the neighborhood, as defined by the elementary school district, was surveyed and approximately 24 pictures taken to show the quality of housing and commercial facilities. Pictures of the project were also taken. If possible, the investigator spoke with the resident manager.

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[1] Only in Indianapolis, where a metropolitan-wide school integration federal court action is pending, was there any resistance. The investigator obtained school data from the Indiana Department of Education.

2.0 Data Analysis

When all the site investigations were completed, twenty projects were selected on the basis of the investigator's neighborhood site evaluation and the racial mix of the project. Detailed census analysis of the neighborhood and statistical analysis of the tenant data and the school information began.

2.1 Neighborhood Analysis

The neighborhood analysis based on the U.S. Census yields approximations of neighborhood characteristics as of 1970. These approximations were determined as follows.

After transferring the neighborhood boundaries (elementary school districts) to census maps, the total population, percent black, percent owner-occupied, and mean value of owner-occupied housing[1] for the exact neighborhood were calculated from the U.S. Census BLOCK STATISTICS.[2]

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[1] This is a response to the question, "What is the value of this property; that is, how much do you think this property (house and lot) would sell for if it were for sale?" asked April 1, 1970. The pictures in the REPORT record the considerable variation in reported value across the country for apparently equal physical structures. Variations can be explained by the complexities of housing submarkets (varying costs of land, etc.) unawareness of respondents in stable or older neighborhoods of recent escalations in prices, and the possibility of respondents giving assessed value rather than selling price.

[2] U.S. Bureau of the Census, Census of Housing: 1970 BLOCK STATISTICS. Final Report HC (3)-Urbanized Area. U.S. Government Printing Office, Washington, D.C., 1971. Note: The block statistics are a 100% sample.

Since most neighborhoods were composed of parts of more than one census tract, the percentage of population each tract contributed to the total population of the neighborhood was determined for future "weighting" of tract level data.

The block level analysis, in conjunction with the tenant analysis, reduced the number of candidate projects to ten. Further census analysis with census tract data continued.[1]

Using the available tract level data, several socio-economic class indicators in the categories of income, occupation, and education--as well as general information on neighborhood characteristics--were tabulated.

INCOME:	Income of families in 1969--mean, median Income below poverty level--% of all families % married women in labor force, husband present, and children under 6 years Value of owner-occupied units--median Gross rent--median Rooms--median number
OCCUPATION:	% professional, technical, managers, and administrators, except farm % craftsmen, foremen and kindred
EDUCATION:	Median school years completed % high school graduates % 16 to 21 years not high school graduates and not enrolled in school

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[1] U.S. Bureau of the Census, Census of the Population and Housing: 1970 CENSUS TRACTS. Final Report PHC(1)-SMSA. U.S. Government Printing Office, Washington, D.C. 1972. Note: The tract statistics are 15% and 20% samples.

GENERAL
INFORMATION: Mobility--% persons in same unit as in 1965
Year structure built--% built 1965 to March 1970[1]
% civilian labor force unemployed

To obtain figures for neighborhoods cutting through more than one census tract, one must assume a homogeneous distribution of values throughout the tract. Then the value or figure is weighted according to the tract's proportion of the neighborhood population. In all cases the neighborhood values do not include the characteristics of the project population.[2]

For purposes of inter- and intra-metropolitan comparisons, the ratio of the neighborhood value to the SMSA value was calculated. Based on the assumption, "poverty is a condition of relative rather than absolute deprivation,"[3] neighborhoods across the country can be successfully compared using the ratio.

Next, the socio-economic class of the neighborhood was evaluated. Although sociologists have no measure of "class" on which they generally agree,[4] most analyses of the 1960 Census data used indices of education, occupation, and income.[1] Thus, using the data described above, the socio-economic rating of the neighborhood was established as follows. If the neighborhood score was above the SMSA score (or below depending on the characteristic) the neighborhood was given a positive rating on that characteristic (i.e., if median years of school completed in the neighborhood is 12.2 and in the SMSA it is 12.0, the neighborhood is assigned a +). With these characteristics, the categories--income, occupation, education--were evaluated. If, for example, the working population of the neighborhood shows a higher percentage of professionals and managers than in the SMSA and a lower percentage of "craftsmen, foremen, and kindred workers" than in the SMSA, the neighborhood is given a positive or "middle-class" ranking in the occupation category. As can be seen from neighborhood charts, there was little inconsistency within categories.

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[1] Year structure built and mobility should be examined together. If the new construction figure is high, the mobility figure will be high without indicating an unstable neighborhood.

[2] Although Ridgecrest in San Antonio, Texas has a 1969 occupancy date, it does not appear in the BLOCK STATISTICS.

[3] Mary Jo Bane and Christopher Jencks, "The Schools and Equal Opportunity," Saturday Review, Oct. 1972, Vol. LV, No. 37, p. 37.

[4] Marie R. Haugh, Marvin B. Sussman, "The Indiscriminate Status of Social Class Measurement," Social Forces, June 1971, Vol. 49, No. 4, p. 549.

The summary evaluation of the neighborhood was based on the evaluation of all three categories. If there was inconsistency among the three (in the case of The Rigsby) the occupation and education ranking were weighted above the income indicator.[2]

2.2 Tenant Analysis

The tenant analysis based on the HUD application forms yields approximations of the number and characteristics of children in each project who might be subjects of the Child Development Study. These "subject" approximations were determined as follows.

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[1] James R. Pinkerton, "City-Suburban Residential Patterns by Social Class--A Review of the Literature," Urban Affairs Quarterly, June 1969, Vol. 6, p. 515.

[2] Today, occupation especially seems to be a more valid indicator of class than does income. The power of trade unions in recent years has increased the incomes of their members to equal and surpass incomes of many administrators and professionals.

Families who would be possible candidates for the study were selected from the tenant population on the following criteria. The family

(1) is either black or white (or race unknown)

(2) has children between the ages of 3 and 14 as of September 1972

(3) is neither military nor student-headed

These families are designated as "subject families" and their children (between the ages of 3 and 14) are "subjects."

Since the number of applications for each project varied from the number of units in the project, the number of "subject families" and "subjects" are weighted numbers on all charts (except where designated on Environmental Change data). The weighting factor is the number of units in the project divided by the number of applications.[1]

All "subject families" and "subject children" were classified by race.[2] The subject families were then classified by female head of household, skilled, and unemployed. Mean incomes were calculated for all families in the project, all families with children, all "subject families with children between the ages of 3 and 14," all "subject families" by race and head of household (female head or two-parent).

---

[1] Weighting factors are: Deerfield/Sunset .91; Friendly Gardens 1.04; Park Montgomery .93; Rock Creek Terrace 2.36; Northcrest Gardens .92; Cambridge Square North .95; Carriage House North .80; Ridgecrest 1.36; The Rigsby 1.41; Camelback West 2.5.

[2] In three projects--Deerfield/Sunset, Northcrest Gardens, and The Rigsby--there were significant percentages of "race unknown" forms. In these projects the weighted numbers of black and white "subject" families and "subject" children reflect a division of the race unknown forms. The "unknown" forms are divided black/white in the same proportion as the "race known" forms divided black/white.

Potential or future subject children (i.e., children under three years of age from families who are white or black and non-military, non-student headed) were also determined.

Since the Child Development Study is to focus on children who have improved their socio-economic environment by moving to a project in a "middle-class" neighborhood, documenting this change was critical and was the most difficult part of the subject analysis.

The "subject families" for which environmental change was determined is a more restricted group than the "subject families" discussed above. Like the first group, these are black and white, non-student, non-military headed families. But they are also families who:

(1) are headed by non-professionals

(2) have children between the ages of 4 and 12

(3) if they are white (or race unknown), have an adjusted income under $5,000

(4) previously lived in the SMSA

(5) listed a previous address on the application form

(6) had a previous address which could be found using city directories and indexed street maps.

After sorting the "subject families" from the tenant application forms, the procedure was to (1) check the address in the appropriate city directory for cross streets, (2) locate the address on the U.S. Census Tract maps finding the block and tract numbers, (3) using BLOCK STATISTICS, determine the mean value for owner-occupied housing, mean contract rent, % Black for the block(s) and tract(s), (4) compare the neighborhood mean housing value (the most accurate income category figure for the specific neighborhood) to the mean housing value for the block and the tract of previous residence. The subject children of those families whose neighborhood to previous tract ratio was 1.25 or more and 1.5 or more are recorded in the summary charts, pages 14 and 15. The numbers recorded in those charts are actual numbers of children. On the right hand column of the chart entitled SUBJECT SUMMARY CHART: Children Improving Their Environment by a factor of 1.25 is a column of estimated numbers of children who exist based on the calculations shown in Table 1.

2.3 School Data Analysis

The school data analysis yields a 1969 description of the school system in which the project is located. The kinds of school system characteristics examined reflect a careful initial review of the most useful and readily accessible types of data. A central requirement for the data on school system quality and performance was comparability between school systems.

The types of data collected have been used in several studies of school performance. A long series of studies have indicated that net current expenditure per pupil in average daily attendance is a useful index of school system quality. Investigators have consistently obtained correlations between net current expenditure levels and some measure of school quality ranging from .50 to .92.[1] The number of full-time teachers per

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[1] Marilyn Gittell, T.E. Hollander, W.S. Vincent, Investigation of Fiscally Independent and Dependent City School Districts, Cooperative Research Project No.3237 (New York: Research Project Supported by the Cooperative Research Program of the Office of Education, U.S. Department of Health, Education, and Welfare, 1967) pp.19,22, 24.
Norton, John K., The Ability of States to Support Education (Washington, D.C., The National Education Association, 1926).

(footnote continued on following page)

Table 1. METHOD OF ESTIMATING NUMBER OF SUBJECT CHILDREN MEETING 1.25 ENVIRONMENTAL CHANGE CRITERIA

	I	II	III	IV	V	VI	VII	VIII	IX		X
	Weighting Factor (units ÷ applications)	Actual number subject families; all black, whites earning <$5,000	Number of applications checked	Size of sample (III ÷ II)	Number families with improved environment by factor of 1.25	% Improved Families (V ÷ III)	Weighted number possible subject families (I x II)	Number families possibly improving environment (VII x VI)	Mean number children of families actually improving environment		Possible number of subjects improving environment by 1.25 (VIII x IX)
DEERFIELD/SUNSET	.91	27	9	(33%)	2	(22%)	25	6	1.5	=	9
FRIENDLY GARDENS	1.04	27	19	(70%)	6	(32%)	28	9	2.5	=	23
PARK MONTGOMERY	.93	42	25	(60%)	12	(48%)	39	19	1.9	=	36
ROCK CREEK TERRACE	2.36	32	12	(38%)	2	(17%)	76	13	1.4	=	18
NORTHCREST GARDENS	.92	67	30	(30%)	12	(60%)	62	37	1.5	=	55
CAMBRIDGE SQUARE NORTH	.95	26	13	(50%)	6	(46%)	25	12	1.5	=	18
CARRIAGE HOUSE NORTH	.80	28	10	(36%)	6	(60%)	22	13	1.5	=	20
RIDGECREST	1.36	29	5	(17%)	4	(80%)	39	31	3.0	=	93
THE RIGSBY	1.41	80	17	(21%)	11	(65%)	112	73	2.8	=	204
CAMELBACK WEST	2.5	3	2	(67%)	2	(100%)	8	8	1.5	=	12
									(total)	=	488

1,000 pupils in average daily attendance has been found to relate to quality by an order of .50 to .60 (see pupil/teacher ratio).[1] Teacher preparation, as measured by number of years of post high school training, has consistently appeared as a quality related factor. A recent investigation obtained a correlation of .60 between preparation of staff with 5 1/2 years of training and a quality criterion.[2] Finally, staff deployment, in terms of number of librarians, guidance counsellors and other certified specialists per 1,000 pupils, has a bearing on performance.[3]

(footnote 1 continued from previous page)

Powell, Orrin E., Educational Returns at Varying Expenditure Levels (New York: Teachers College, Columbia University, 1933).
Mort, Paul R., Federal Support for Public Education (New York: Teachers College, Columbia University, 1936)
Ferrell, T., Relation Between Current Expenditure and Certain Measures of Educational Efficiency in Kentucky County and Graded School Systems (Nashville: George Peabody College for Teachers, 1936.
Grace, A.G. and Moe, G.A., State Aid and School Costs, (New York: McGraw Hill, 1938),

[1] Ross, Donald H. (ed.) Administration and Adaptability, (New York: Metropolitan School Study Council, 1958) pp. 619, 620.

[2] *Op. cit.*, Gittell, p. 132.

[3] McKenna, Bernard H. "Measures of Class Size and Numerical Staff Adequacy Related to a Measure of School Quality," (New York: Unpublished Ed.D. project, Teachers College, Columbia University, 1955).

The current data directly collected from the individual school systems did not meet the comparability requirement of the survey. Therefore, data from the U.S. Office of Education based on 1968-1969 studies were used.[1] In only two categories could the collected data be disaggregated to the elementary school the project children attended: the percentage of the enrollment comprised of project children (impact), and the racial composition of the enrollment (% black). The elementary school achievement tests could not be obtained for the schools in the detailed analysis (exceptions: Northcrest Gardens and The Rigsby).

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[1] National Center for Educational Statistics, United States Department of Health, Education and Welfare. "Current Expenditures by Local Education Agencies for Free Public Elementary and Secondary Education." Washington, D.C., Government Printing Office, September 1971.

Statistics of Local Public School Systems, Finances 1968-1969, Washington, D.C., Government Printing Office, June 1971.

Statistics of Local Public School Systems, Fall 1969--Pupils and Staff, Washington, D.C., Government Printing Office, 1971.

SUMMARY EVALUATION

All projects visited by USR&E, June 1972, on recommendation of HUD Area/Insuring Office Personnel.

PROJECTS	EVALUATION CRITERIA							
			OTHER REJECTION FACTORS[3]					
NAME Program (#units) Location	NEIGHBORHOOD[1] (+,±,-,o)	PROJECT RACIAL MIX[2] (+,-,-b)	turnover (X)	few child (X)	school (X)	no environ change (X)	unoccupied (X)	MHFA (X)
ACORN DEVELOPMENT 236 RS (198) 8th & Market St. Oakland, Calif.	-							
AERO-RENTON 221 (d)(3) ALL MS (120) 7905 Empire Way S. Seattle, Wash.	±	+		X				
ALLEN GARDENS 236 RS (78) 3840 Elmwood Kansas City, Mo.	-	+						
AMBERLY SQUARE 236 RS (112) 2738 Brandy Drive Columbus, Ohio	+	-						
ANTIOCH VILLAGE 221 (d)(3) ALL MS (96) 1514 Upland San Antonio, Texas	±	-b						
AUSTIN PUBLIC HOUSING P.H. Lamar & Thurman Austin, Texas	+						X	
CAMBRIDGE SQUARE 236 RS (264) 108 E. WashingtonCt. Rd. Fort Wayne, Ind.	+	-						
* CAMBRIDGE SQUARE NORTH 236 RS (180) 7244 71st St. Indianapolis, Ind.	(+)	+				X		
* CAMELBACK WEST 236 RS (100) 5235 W. 43rd Ave. Phoenix, Ariz.	+	+				X		
CAMEO GARDENS 221 (d)(3) (163) Ken Dr. Willimantic, Conn.	(±)	-						
CAPITOL PARK 236 RS (316) Agler Rd. & Sorrel Ave. Columbus, Ohio	-	+						
* CARRIAGE HOUSE NORTH 236 (300) 9229 91st St. Indianapolis, Ind.	+	-	X			X		
,CARRIAGE HOUSE SOUTH 236 RS (350) 7529 Portage Ave. Indianapolis, Ind.	+	-						
CASA MADRID 236 (70) 4417 N. 12th St. Phoenix, Ariz.	-							
CATALINA APTS. 236 RS (63) 1717 S. Yakima Ave. Tacoma, Wash.	-							
CLOVERLEAF APTS. 236 RS (204) 14556 S. 71 Highway Grandview, Mo.	-							
COCHITUATE HOMES 236 RS (139) 12 Interfaith Terr. Framingham, Mass.	±	-						
CONIFER VILLAGE (85A) 236 RS (85) 2531 S. Yakima Ave. Tacoma, Wash.	-							

PROJECTS	EVALUATION CRITERIA							
			OTHER REJECTION FACTORS[3]					
NAME Program (#units) Location	NEIGHBORHOOD[1] (+,±,-,o)	PROJECT RACIAL MIX[2] (+,-,-b)	turnover (X)	few child (X)	school (X)	no environ change (X)	unoccupied (X)	MHFA (X)
CRESENT PARK 221 (d)(3) (378) 5000 Hartnett Ave. Richmond, Calif.	+	-						
CRESTVIEW VILLAGE 236 (149) 72nd & Harrison St. Omaha, Neb.	±							
CROSS LINE HOMES 221 (d)(3) ALL RS (144) 2312 Victoria Dr. Kansas City, Kan.	-	+						
★ DEERFIELD/SUNSET APTS. 236 RS (497) Meriden Rd. & Wolcott Ln. Waterbury, Conn.	±	+				x		
DEL MONTE MANOR 236 (192) 1666 Yosemite St. Seaside, Calif.	-							
EAST HILLS VILLAGE 236 (110) 75th & Cleveland Kansas City, Mo.	-						x	
FOREST GLEN ESTATES 236 RS (76) 867 W. 64th Terr. Kansas City, Kan.	-	+						
FRANKLIN MANOR 236 RS (272) Brown & Stimmel Columbus, Ohio	±	-						
★ FRIENDLY GARDENS 236 RS (84) 2623 Lyttonsville Rd. Silver Spring, Md.	+	+				x		
FRIENDSHIP VILLAGE 236 RS (145) 56th Terr. & Swope Pkw. Kansas City Mo.	-	-						
GREENWOOD APTS. 236 RS (294) 7111 38th Ave. S. Seattle, Wash.	±	-						
GULFWAY AIRLINE MANOR 236 RS (151) 1750 Troy Way Lane Corpus Christi, Texas	-							
HICKORY CREEK APTS. 236 RS (150) 7110 Hickory Creek Dr. Fort Wayne, Ind.	±	-						
HI VIEW GARDENS 236 RS (117) Sixth & Coursin McKeesport, Pa.	-	+						
HIGHLANDS AT WEST LAKE 235 (200) Smith & East & Rt. 72 Middletown, Conn.	⊕	-						
HILL O'DELL 236 RS (140) 502 W. 31st St. Phoenix, Ariz.	-	+						
LANDMARK VILLAGE 236 RS (165) 384 Landmark Fairborn, Ohio	+	+			x_2			
LILAC WEST PARK APTS. 236 RS (126) 10170 Interstate 37 Corpus Christi, Texas	±	-						

PROJECTS	EVALUATION CRITERIA							
			OTHER REJECTION FACTORS[3]					
NAME Program (#units) Location	NEIGHBORHOOD[1] (+,±,-,o)	PROJECT RACIAL MIX[2] (+,-,-b)	turnover (X)	few child (X)	school (X)	no environ change (X)	unoccupied (X)	MHFA (X)
MARINA VISTA APTS I&II 221 (d)(3) (148) 201 Main St. Vallejo, Calif.	-							
MARTHA MANOR 236 RS (84) 6915 38th Ave. South Seattle, Wash.	±							
MEADOWAY GARDENS 221 (d)(3) (99) Rt. 72 Middletown, Conn.	⊕							
MON VIEW HEIGHTS 236 RS (323) Midway Dr. West Mifflin, Pa.	-	+						
★ NORTH CREST GARDENS 236 RS (102) 5027 Northcrest Dr. Dayton, Ohio	+	+						
PARC CHATEAU 221 (d)(3) (432) 7136 Parc Chateau Indianapolis, Ind.	+	+						
★ PARK MONTGOMERY 236 RS (143) 8860 Piney Branch Rd. Silver Spring, Md.	+	+						
PINE GROVE 236 RS (298) Oak, Wayne & Reservoir Sts. Brockton, Mass.	+						X	X
QUEEN ANN'S GATE MHFA 236 RS (150) 1700 Washington Weymouth, Mass.	±						X	X
REID'S VALLEY VIEW MANOR 236 RS (122) 1990 Westwood Northern Cincinnati, Ohio	-	+						
★ RIDGECREST APTS. 236 RS (152) 8222 Gault Lane San Antonio, Texas	+	-	X					
★ RIGSBY 236 RS (250) 6247 McCombe West San Antonio, Texas	+	+	X		x_3			
RIVERSIDE VILLAGE 236 RS (242) Monarch St. & Main Leominster, Mass.	-						X	X
★ ROCK CREEK TERRACE 236 RS (571) 12510 Viers Mill Rd. Rockville, Md.	(±)	+				X		
ROLLING GREEN 236 RS (400) N. Main & Rt. 24 Fall River, Mass.	o						X	X
ROLLING GREEN MHFA 236 RS (204) Rolling Green Dr. Milford, Mass.	+	-						X
ROSE GARDENS 221 (d)(3) (119) Rt. 72 Middletown, Conn.	⊕	-						
ST. JAMES MANOR 236 RS (60) 60th & N.W. Radial Hy. Omaha, Neb.	±						X	

PROJECTS	EVALUATION CRITERIA							
			OTHER REJECTION FACTORS^3					
NAME Program (#units) Location	NEIGHBORHOOD^1 (+,±,-,o)	PROJECT RACIAL MIX^2 (+,-,-b)	turnover (X)	few child (X)	school (X)	no environ change (X)	unoccupied (X)	MHFA (X)
SECOND EAST HILLS PARK 221 (d)(3) (326) [illegible] Hill Dr. Pittsburgh, Pa.	±	+			x_2			
SKYLINE DRIVE APTS. MHFA Leased PH (84) Skyline Dr. & Howard Braintree, Mass.	±							X
[illegible]GATE 236 (208) 19th & Childs Omaha, Neb.	±	+						
SOUTH HILL APTS. 236 (161) 210 South Hill Kansas City, Kan.	−	+						
SOUTHRIDGE APTS. 236 RS (232) 3603 Southridge Austin, Texas	+	−						
STONECREST TOWERS 236 (99) Rt. 72 Middletown, Conn.	⊕	−						
UNIVERSITY PARK 236 RS (172) 2703 S. Congress Ave. Austin, Texas	+	−						
VICTORY HILLS 236 (138) 5700 Parallel Kansas City, Kan.	+						X	
VISTA RAINIER 236 RS (78) 1052 S. 27th Tacoma, Wash.	±							
WELDON SQUARE 236 RS (92) Wilson Rd. & Broad Columbus, Ohio	⊕	−						
WESTMINSTER VILLAGE ARMS MHFA 236 RS (432) 1309 Pawtucket Blvd. Lowell, Mass.	(±)							X
WINDHAM HEIGHTS 236 (150) Rt. 6 Windham Rd. Windham, Conn.	(±)	−						
WOOSTER SQUARE/COLUMBUS MALL 221 (d)(3) Coop (72) 190 Wooster New Haven, Conn.	±	+						

* = detailed neighborhood, project and school analysis in Report

NEIGHBORHOOD^1 = the elementary school district
+ = middle or higher income neighborhood
± = marginal neighborhood: significant number of moderate cost units
- = clearly moderate income neighborhood
o = the project is isolated from other housing in neighborhood

Note: Initial neighborhood evaluations were based on site visits by U.S.R.& E. urban planners. Then relevant 1970 Census data was analysed on the neighborhoods of 35 of the most promising sites. Of these 25, the top 10 sites were analysed in greater detail and appear earlier in the Report. For these 10 sites, a + indicates the 1970 mean value of owner occupied houses in the neighborhood was equal to or greater than the mean value for the central city of the SMSA.

PROJECT RACIAL MIX^2 = % of Black heads of household in the project
+ = between 10% and 90% Black heads of household
- = less than 10% Black heads of household
-b = more than 90% Black heads of household

OTHER REJECTION FACTORS^3
x turnover = more than 20% turnover FY1972
x few child = fewer than 50 children aged 3 to 14 years
x school
x_1 = project elementary aged school children compose more than 35% of the elementary school ADA
x_2 = children bussed into or out of neighborhood
x_3 = school system per pupil expenditure less than 90% of the state average p.p.e. (1968-69)
x no environ change = fewer than 25 children, aged 3-14, who improved their neighborhood environment by a factor of/&&:(ratio of project neighborhood 1970 mean housing value to value of previous residence census tract)
x unoccupied = project under construction in June, 1972
x MHFA = Director of Massachusetts Housing Finance Agency disallowed use of projects under his control for research

APPENDICES

APPENDIX A: ALL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICES CONTACTED FOR SURVEY*

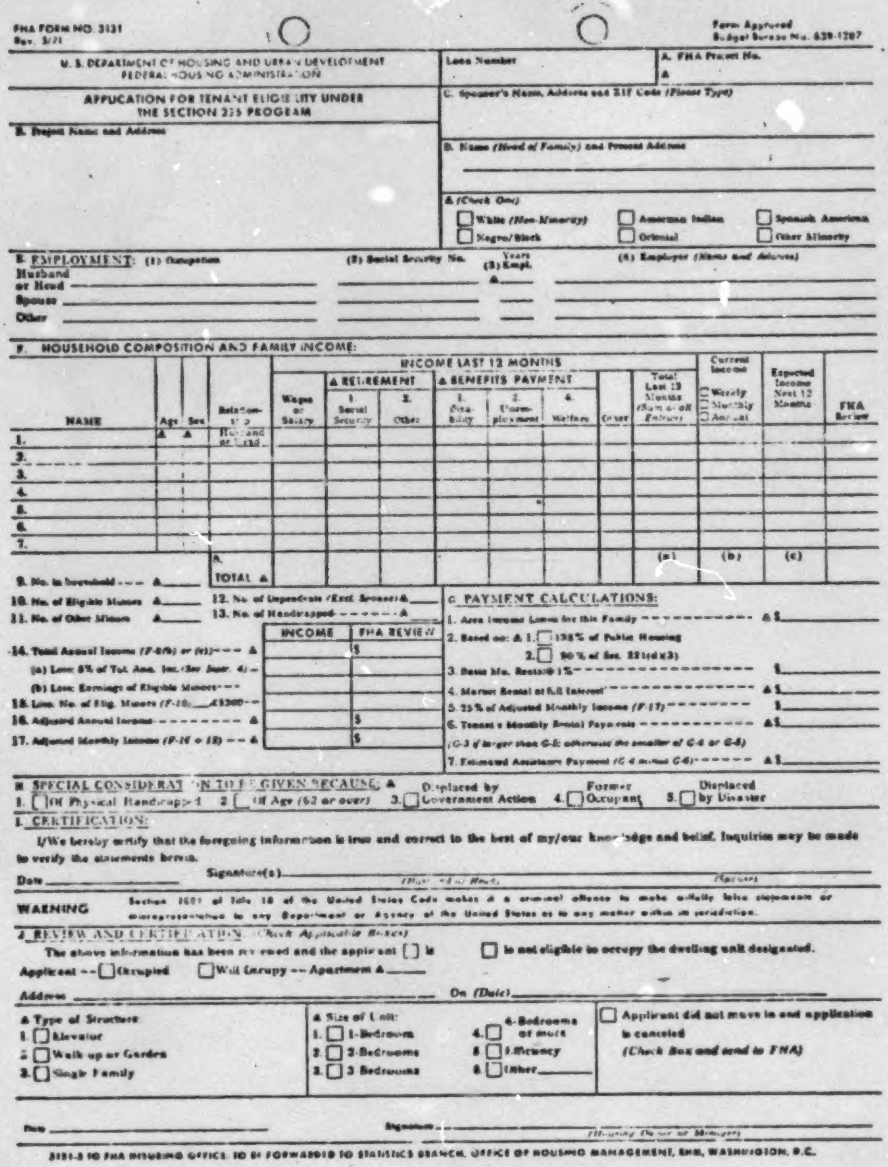
	Area Office	Insuring Office
REGION I	*Boston, Mass. *Hartford, Conn. Manchester, N.H.	Bangor, Maine *Providence, R.I. Burlington, Vermont
REGION II	*Buffalo, N.Y. Camden, N.J. Newark, N.J. New York, N.Y. San Juan, Puerto Rico	*Albany, N.Y. Hempstead, N.Y.
REGION III	*Pittsburgh, Pa.	Wilmington, Delaware *Washington, D.C. Baltimore, Md. Philadelphia, Pa. Richmond, Va. Charleston, W. Va.
REGION IV	Birmingham, Alabama	Coral Gables, Florida Jacksonville, Florida Tampa, Florida Atlanta, Georgia Louisville, Kentucky Jackson, Mississippi Greensboro, N.C. Columbia, S.C. Knoxville, Tennessee Memphis, Tennessee
REGION V	*Detroit, Michigan	*Chicago, Ill. Springfield, Ill. *Indianapolis, Ind. Grand Rapids, Michigan Minneapolis, Minn. *Cincinnati, Ohio Cleveland, Ohio *Columbus, Ohio Milwaukee, Wisconsin
REGION VI	*Dallas, Texas Little Rock, Arkansas New Orleans, Louisiana Oklahoma City, Ok. *San Antonio, Texas	Shreveport, La. Albuquerque, New Mexico Tulsa, Oklahoma Fortworth, Texas *Houston, Texas Lubbock, Texas

APPENDIX A, continued

	Area Office	Insuring Office
REGION VII	* Kansas City, Kan.	* Des Moines, Iowa
	* Omaha, Nebraska	Topeka, Kan.
	St. Louis, Missouri	
REGION VIII		* Denver, Co.
		Helena, Montana
		Fargo, North Dakota
		Sioux Falls, South Dakota
		Salt Lake City, Utah
		Casper, Wyoming
REGION IX	Los Angeles, Cal.	* Phoenix, Arizona
	* San Francisco, Cal.	Sacramento, Cal.
		San Diego, Cal.
		Santa Ana, Cal.
		Honolulu, Hawaii
		Reno, Nevada
REGION X	Portland, Oregon	Anchorage, Alaska
	* Seattle, Washington	Boise, Idaho
		Spokane, Washington

Of the projects recommended by HUD, only the ones recommended by the Albany and Buffalo offices were not visited--these for lack of time.

APPENDIX B: APPLICATION FOR TENANT ELIGIBILITY UNDER THE SECTION 236 PROGRAM



FHA FORM NO. 3131
Rev. 3/71

Form Approved
Budget Bureau No. 63R-1287

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

APPLICATION FOR TENANT ELIGIBILITY UNDER
THE SECTION 236 PROGRAM

Loan Number

A. FHA Project No.
▲

B. Project Name and Address

C. Sponsor's Name, Address and ZIP Code *(Please Type)*

D. Name *(Head of Family)* and Present Address

▲ *(Check One)*
☐ White *(Non-Minority)* ☐ American Indian ☐ Spanish American
☐ Negro/Black ☐ Oriental ☐ Other Minority

E. EMPLOYMENT: (1) Occupation (2) Social Security No. (3) Years Empl. (4) Employer *(Name and Address)*

Husband or Head ____ ____ ▲____ ____
Spouse ____ ____ ____ ____
Other ____ ____ ____ ____

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age	Sex	Relationship	INCOME LAST 12 MONTHS								Current Income ☐ Weekly ☐ Monthly ☐ Annual	Expected Income Next 12 Months	FHA Review
				Wages or Salary	▲ RETIREMENT		▲ BENEFITS PAYMENT			Other	Total Last 12 Months *(Sum of all Entries)*			
					1. Social Security	2. Other	1. Disability	2. Unemployment	4. Welfare					
1.	▲	▲	Husband or Head											
2.														
3.														
4.														
5.														
6.														
7.														
			8. TOTAL ▲								(a)	(b)	(c)	

9. No. in household --- ▲____
10. No. of Eligible Minors ▲____
11. No. of Other Minors ▲____
12. No. of Dependents *(Excl. Spouse)* ▲____
13. No. of Handicapped ------ ▲____

	INCOME	FHA REVIEW
14. Total Annual Income *(F-8(b) or (c))* --- ▲		$
(a) Less: 5% of Tot. Ann. Inc. *(See Instr. 4)* --		
(b) Less: Earnings of Eligible Minors ---		
15. Less: No. of Elig. Minors (F-10) ___ × $300 --		
16. Adjusted Annual Income --------- ▲		$
17. Adjusted Monthly Income *(F-16 ÷ 12)* -- ▲		$

G. PAYMENT CALCULATIONS:

1. Area Income Limits for this Family ----------- ▲ $____
2. Based on: ▲ 1. ☐ 135% of Public Housing
   2. ☐ 90% of Sec. 221(d)(3)
3. Basic Mo. Rental @ 1% ---------------- $____
4. Market Rental at 8.5 Interest -------------- ▲ $____
5. 25% of Adjusted Monthly Income *(F-17)* -------- $____
6. Tenant's Monthly Rental Payments ---------- ▲ $____
(G-3 if larger than G-5; otherwise the smaller of G-4 or G-5)
7. Estimated Assistance Payment *(G-4 minus G-6)* ------ ▲ $____

H. SPECIAL CONSIDERATION TO BE GIVEN BECAUSE: ▲
1. ☐ Of Physical Handicapped 2. ☐ Of Age *(62 or over)* 3. ☐ Displaced by Government Action 4. ☐ Former Occupant 5. ☐ Displaced by Disaster

I. CERTIFICATION:

I/We hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquiries may be made to verify the statements herein.

Date ____ Signature(s) ____
(Husband or Head) *(Spouse)*

WARNING Section 1001 of Title 18 of the United States Code makes it a criminal offense to make willfully false statements or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

J. REVIEW AND CERTIFICATION *(Check Applicable Boxes)*

The above information has been reviewed and the applicant ☐ is ☐ is not eligible to occupy the dwelling unit designated.

Applicant -- ☐ Occupied ☐ Will Occupy -- Apartment ▲____

Address ____ On *(Date)* ____

▲ Type of Structure:
1. ☐ Elevator
2. ☐ Walk-up or Garden
3. ☐ Single Family

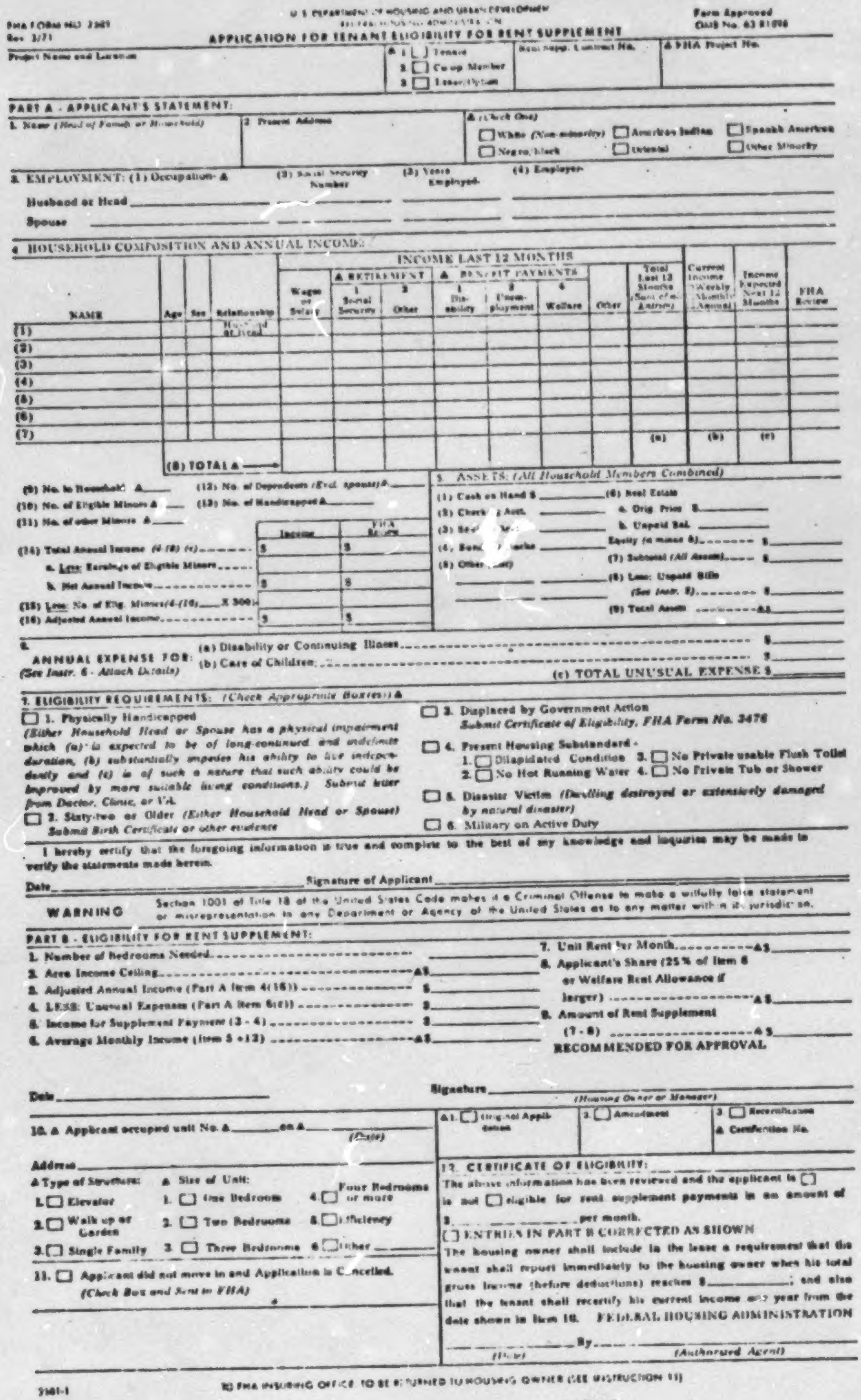
▲ Size of Unit:
1. ☐ 1-Bedroom
2. ☐ 2-Bedrooms
3. ☐ 3 Bedrooms
4. ☐ 4-Bedrooms or more
5. ☐ Efficiency
6. ☐ Other____

☐ Applicant did not move in and application is canceled
(Check Box and send to FHA)

Date ____ Signature ____
(Housing Owner or Manager)

3131-3 TO FHA INSURING OFFICE. TO BE FORWARDED TO STATISTICS BRANCH, OFFICE OF HOUSING MANAGEMENT, HM, WASHINGTON, D.C.

APPENDIX C: APPLICATION FOR TENANT ELIGIBILITY FOR RENT SUPPLEMENTS



FHA FORM NO. 2381
Rev. 3/71

U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

Form Approved
OMB No. 63 R1898

APPLICATION FOR TENANT ELIGIBILITY FOR RENT SUPPLEMENT

Project Name and Location	▲ 1. ☐ Tenant 2. ☐ Co-op Member 3. ☐ Lease/Option	Rent Supp. Contract No.	▲ FHA Project No.

PART A - APPLICANT'S STATEMENT:

1. Name *(Head of Family or Household)*	2. Present Address	▲ *(Check One)* ☐ White (Non-minority) ☐ American Indian ☐ Spanish American ☐ Negro/black ☐ Oriental ☐ Other Minority

3. EMPLOYMENT: (1) Occupation ▲ (2) Social Security Number (3) Years Employed (4) Employer

Husband or Head ______ ______ ______ ______

Spouse ______ ______ ______ ______

4. HOUSEHOLD COMPOSITION AND ANNUAL INCOME:

				INCOME LAST 12 MONTHS										
					▲ RETIREMENT		▲ BENEFIT PAYMENTS							
NAME	Age	Sex	Relationship	Wages or Salary	1 Social Security	2 Other	1 Disability	3 Unemployment	4 Welfare	Other	Total Last 12 Months (Sum of all Entries)	Current Income (Weekly Monthly Annual)	Income Expected Next 12 Months	FHA Review
(1)			Husband or Head											
(2)														
(3)														
(4)														
(5)														
(6)														
(7)											(a)	(b)	(c)	
	(8) TOTAL ▲ →													

(9) No. in Household ▲ ______

(10) No. of Eligible Minors ▲ ______

(11) No. of other Minors ▲ ______

(12) No. of Dependents *(Excl. spouse)* ▲ ______

(13) No. of Handicapped ▲ ______

	Income	FHA Review
(14) Total Annual Income *(4 (8) (c))*	$	$
a. Less: Earnings of Eligible Minors		
b. Net Annual Income	$	$
(15) Less: No. of Elig. Minors (4-(10)) ____ X 300		
(16) Adjusted Annual Income	$	$

5. ASSETS: *(All Household Members Combined)*

(1) Cash on Hand $ ______

(2) Checking Acct. ______

(3) Savings Acct. ______

(4) Bonds/Stocks ______

(5) Other *(List)* ______ ______

(6) Real Estate

a. Orig. Price $ ______

b. Unpaid Bal. ______

Equity (a minus b) $ ______

(7) Subtotal *(All Assets)* $ ______

(8) Less: Unpaid Bills *(See Instr. 5)* $ ______

(9) Total Assets ▲$ ______

6. ANNUAL EXPENSE FOR: *(See Instr. 6 - Attach Details)*

(a) Disability or Continuing Illness $ ______

(b) Care of Children: $ ______

(c) TOTAL UNUSUAL EXPENSE $ ______

7. ELIGIBILITY REQUIREMENTS: *(Check Appropriate Boxes)* ▲

☐ 1. Physically Handicapped
(Either Household Head or Spouse has a physical impairment which (a) is expected to be of long-continued and indefinite duration, (b) substantially impedes his ability to live independently and (c) is of such a nature that such ability could be improved by more suitable living conditions.) Submit letter from Doctor, Clinic, or VA.

☐ 2. Sixty-two or Older *(Either Household Head or Spouse)*
Submit Birth Certificate or other evidence

☐ 3. Displaced by Government Action
Submit Certificate of Eligibility, FHA Form No. 3476

☐ 4. Present Housing Substandard -
1. ☐ Dilapidated Condition 3. ☐ No Private usable Flush Toilet
2. ☐ No Hot Running Water 4. ☐ No Private Tub or Shower

☐ 5. Disaster Victim *(Dwelling destroyed or extensively damaged by natural disaster)*

☐ 6. Military on Active Duty

I hereby certify that the foregoing information is true and complete to the best of my knowledge and inquiries may be made to verify the statements made herein.

Date ______ Signature of Applicant ______

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

PART B - ELIGIBILITY FOR RENT SUPPLEMENT:

1. Number of Bedrooms Needed ______
2. Area Income Ceiling ▲$ ______
3. Adjusted Annual Income (Part A Item 4(16)) $ ______
4. LESS: Unusual Expenses (Part A Item 6(c)) $ ______
5. Income for Supplement Payment (3 - 4) $ ______
6. Average Monthly Income (Item 5 ÷ 12) ▲$ ______
7. Unit Rent Per Month ▲$ ______
8. Applicant's Share (25% of Item 6 or Welfare Rent Allowance if larger) ▲$ ______
9. Amount of Rent Supplement (7 - 8) ▲$ ______

RECOMMENDED FOR APPROVAL

Date ______ Signature ______ *(Housing Owner or Manager)*

▲1. ☐ Original Application 2. ☐ Amendment 3. ☐ Recertification ▲ Certification No.

10. ▲ Applicant occupied unit No. ▲ ______ on ▲ ______ *(Date)*

Address ______

▲ Type of Structure:
1. ☐ Elevator
2. ☐ Walk up or Garden
3. ☐ Single Family

▲ Size of Unit:
1. ☐ One Bedroom
2. ☐ Two Bedrooms
3. ☐ Three Bedrooms
4. ☐ Four Bedrooms or more
5. ☐ Efficiency
6. ☐ Other ______

11. ☐ Applicant did not move in and Application is Cancelled. *(Check Box and Send to FHA)*

12. CERTIFICATE OF ELIGIBILITY:
The above information has been reviewed and the applicant is ☐ is not ☐ eligible for rent supplement payments in an amount of $ ______ per month.
☐ ENTRIES IN PART B CORRECTED AS SHOWN
The housing owner shall include in the lease a requirement that the tenant shall report immediately to the housing owner when his total gross income (before deductions) reaches $ ______; and also that the tenant shall recertify his current income one year from the date shown in Item 10. FEDERAL HOUSING ADMINISTRATION

______ By ______
(Date) *(Authorized Agent)*

2381-1 TO FHA INSURING OFFICE TO BE RETURNED TO HOUSING OWNER (SEE INSTRUCTION 11)

APPENDIX D: USR&E SURVEY INSTRUMENT

HOUSING PROJECT SURVEY INSTRUMENT

CODE NUMBER: ______________________

DATE(S): ______________________

IDENTIFICATION:

1. Name of Project:

____

2. Address
   Street: ______________________
   City: ______________________
   State: ______________________

3. Type of Program (236, 221d3, etc.):

____

4. With Rent Supplements in what Percent of Units?

____

5. Date of Project Completion:

____

6. Date of Project Complete Occupancy:

____

7. Name(s) of Project Manager(s):

____

____

Addresses
   Street: ______________________
   City: ______________________
   State: ______________________
   Telephone Number(s): ______________________

-1-

8. Names of Persons Interviewed (and Positions), if different from Project Manager(s):

____

____

Addresses
   Street: ______________________
   City: ______________________
   State: ______________________
   Telephone Numbers: ______________________

PROGRAM DIMENSIONS:

1. Number of Units in Project by Sizes of Units:

	Sizes of Units				
	1br	2br	3br	4br	5br
Number:					

2. Rough Estimate of the Total Number of Children in Project:

____

IMPORTANT NOTE: If the Project Manager (or whoever you interview) tells you right off that there are substantially less than 100 children residing in the project, do not proceed.

-2-

HOUSEHOLD CHARACTERISTICS:

1. Number of Households by Size of Household and Race:

Number by:	Members of Family								
	1	2	3	4	5	6	7	8	9
Black:									
White:									

2. Number of Households by Size of Households and Race under Rent Supplements:

Number by:	Members of Family								
	1	2	3	4	5	6	7	8	9
Black:									
White:									

3. Income Bracket of Household by Race and whether under Rent Supplements or not:

Number by Income Range:	Rent Supplemented:		Not Rent Supplemented:	
	Black	White	Black	White
$0-1999				
2000-3999				
4000-5999				
6000-7999				
8000-9999				
10000-11999				
12000+				

4. Family Structure Dimension: Number of One-Parent Families by Race and according to whether Rent Supplemented:

	Rent Supplemented:		Note Rent Supplemented:	
	Black	White	Black	White
Number:				

-3-

5. Household Head's Occupation by Race and according to whether Rent Supplemented (in totals for Project):

Number by:	Rent Supplemented:		Not Rent Supplemented:	
	Black	White	Black	White
Unemployed				
Retired				
Unskilled				
Skilled Blue				
White Collar				
Professional				

6. Number of Children in Project by Race, Rent Supplementation of Family, and School Age:

Number by:	Rent Supplemented:		Not Rent Supplemented:	
	Black	White	Black	White
Pre-School Age:				
Elementary Age:				
J.H. School Age:				
H.S. Age:				
Other:				

7. Previous Residences of Families by Race, Rent Supplementation, and Location:

Number from:	Rent Supplemented:		Note Rent Supplemented:	
	Black	White	Black	White
Inner City Ghetto Area:				
Other Parts of Central City:				
Suburbs of Same Metro Area:				
Other Metro Area:				
Out-of-State:				

-4-

SCHOOL SURVEY INSTRUMENT

CODE NUMBER: ____________________

DATE(S): ____________________

____

IDENTIFICATION:

1. Housing Project Name and/or Identifying Number:

____

2. School District Name and/or Identifying Number:

____

3. Particular Schools Investigated by Name/Number, Grade Levels (i.e., elementary, J.H., etc.) and Address:

Name/Number **Grade Levels:** **Address:**

____

____

____

____

____

____

____

4. Names and Positions of Persons Interviewed by School or District Name, Address, and Telephone Number:

____

____

____

____

____

____

Note: Before proceeding with this inquiry, you should know whether the District and the Schools you've selected for intensive investigation actually include significant numbers of pupils residing in the ____________________ low/moderate income housing Project. If the answer is no, you need not proceed.

5. Identify the names and/or numbers of the schools attended by pupils residing in the ____________________ low/moderate income housing project, and indicate the type of school (elementary, junior high, etc.):

Name/Number	Elementary	Junior High	High

ENROLLMENT CHARACTERISTICS:

1. For the schools listed above and for the school district as a whole, indicate the ADA (or ADM) of the pupils from the project and the total ADA (all pupils) by ethnic composition:

Name/Number (Project Pupil-Attended Schools)	White Pupils ADA	Black Pupils ADA
District (All Schools)		

2. For the schools listed above (project pupil-attended schools) and for the school district as a whole, indicate what part of the ADA (or ADM) is comprised of pupils who do not reside in the sub-district served by their school, or in the case of the district as a whole, who do not reside in the district (by ethnic composition):

Name/Number (Project Pupil-Attended Schools)	ADA of Outside Whites	ADA of Outside Blacks
District (All Schools)		

ACHIEVEMENT TEST SCORES:

1. Indicate the types of tests used in the schools listed above and in the district as a whole:

Name/Number (Project Pupil-Attended Schools)	Names of Tests			
	(1)	(2)	(3)	(4)
District (All Schools)				

NEIGHBORHOOD CHARACTERISTICS:

It is assumed here that Census Data will be used to supplement this category of information. But the following should be sought in preliminary form, at least impressionistically:

1. Median Income Level of Census Tract (or approximation of Tract) in which Project is Located:

____

2. Ethnic Composition of Tract (or approximation of Tract):

Percent White ____________________

Percent Black ____________________

3. Physical Density Characteristics:

Percent Single-Family Detached Houses ____________________

Percent Multi-Family Houses ____________________

4. Other.

The investigator should try to collect as many planning maps, reports, zoning maps, land use charts, public facility maps, and public transport maps as possible relating to the Project environment.

2. Indicate average test scores for each of the listed schools and for the district as a whole by test type:

Name/Number (Project Pupil-Attended Schools)	Scores by Name of Test (1)	(2)	(3)	(4)
District (All Schools)				

3. Indicate average test scores of the project pupils attending the listed schools:

Name/Number (Project Pupil-Attended Schools)	Scores by Name of Test (1)	(2)	(3)	(4)

EXPENDITURE INFORMATION:

1. For the following budget items, give figures to the nearest dollar for both the schools listed above and the district as a whole:

Name/Number (Project Pupil-Attended Schools)	Total Budget	Amount Spent for All Teachers	Amount Spent for Full-Time Teachers*	Amount Spent for Library Books	Amount Spent for Audio-Visual Aids
District (All Schools)					

EMPLOYEE POLICIES:

1. For the schools listed and the district as a whole, please give the following data on teachers:

---

*For this and the following questions, please note the following definitions: A Full-Time Teacher is defined as a homeroom, subject, or special subject (e.g., art, physical education, music, industrial arts, etc.) person in instruction. Not library, guidance, administrative or supervisory personnel.

Some school districts obtain non-teaching services gratis from other agencies. Such full-time, non-teaching, but certified personnel typically include physicians, dentists, nurses, psychiatrists, and others.

Name/Number (Project Pupil-Attended Schools)	Number of Full-Time Certified Teachers	Number of Teachers with B.A.	Number of Teachers with M.A.	Number of Teachers with Doctoral Degree	Number of Guidance Counselors	Number of Librarians	Number of Full-Time, Non-Teaching, Certified Personnel
District (All Schools)							

NATURE OF PHYSICAL FACILITIES:

1. Give the following information on schools listed and the averages for the district as a whole:

Name/Number (Project Pupil-Attended Schools)	Age of Building	Is Building Used for Double Sessions?	Average Number of Pupils per Classroom
District (All Schools)			

APPENDIX E: HUD LETTER OF AUTHORIZATION

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

OFFICE OF THE ASSISTANT SECRETARY
FOR ADMINISTRATION

May 23, 1972

IN REPLY REFER TO:
ABP

MEMORANDUM FOR: Regional Administrators

The Urban Systems Research and Engineering Corporation (USR&E) is under contract with the Office of Economic Opportunity to identify and collect information on low and moderate income housing in middle income neighborhoods, and low income developments in low income neighborhoods.

Within the last two weeks a representative of USR&E, Miss Christa Carnegie, was in the Central Office in connection with this contract. She talked with members of the Research and Statistics staff in the Housing Production and Mortgage Credit office, and was provided with information on several housing developments.

USR&E now proposes to visit a number of HUD field offices in order to collect certain additional occupant information in the following areas:

- --family income
- --family size
- --age of children
- --ethnic background
- --length of program residence
- --educational level
- --occupation of head of household
- --family structure (1 or 2 parents)
- --sex of children
- --previous residence

We understand that, in addition to Miss Carnegie, the following representatives of USR&E may be involved in visits to the following area offices:

Area Office	USR&E Representative
Boston	Pietro Nivola
Hartford	Pietro Nivola
Pittsburg	Christi Maltas
Washington, D.C.	Christa Carnegie
Dallas	Christa Carnegie
San Antonio	Christa Carnegie
Cincinnati	Clint Bourdon and/or Christa Carnegie
Columbus	Clint Bourdon and/or Christa Carnegie
San Francisco	Clint Bourdon
Phoenix	Christa Carnegie
Seattle	Clint Bourdon

ORIGINAL MEMORANDUM

It would be appreciated if you would extend to these representatives the maximum degree of cooperation consistent with the guidelines that have been established for your response to requests of this nature. Any questions you may have with respect to the propriety of providing this information or documentation should be referred to the Regional Counsel for decision under normal procedures.

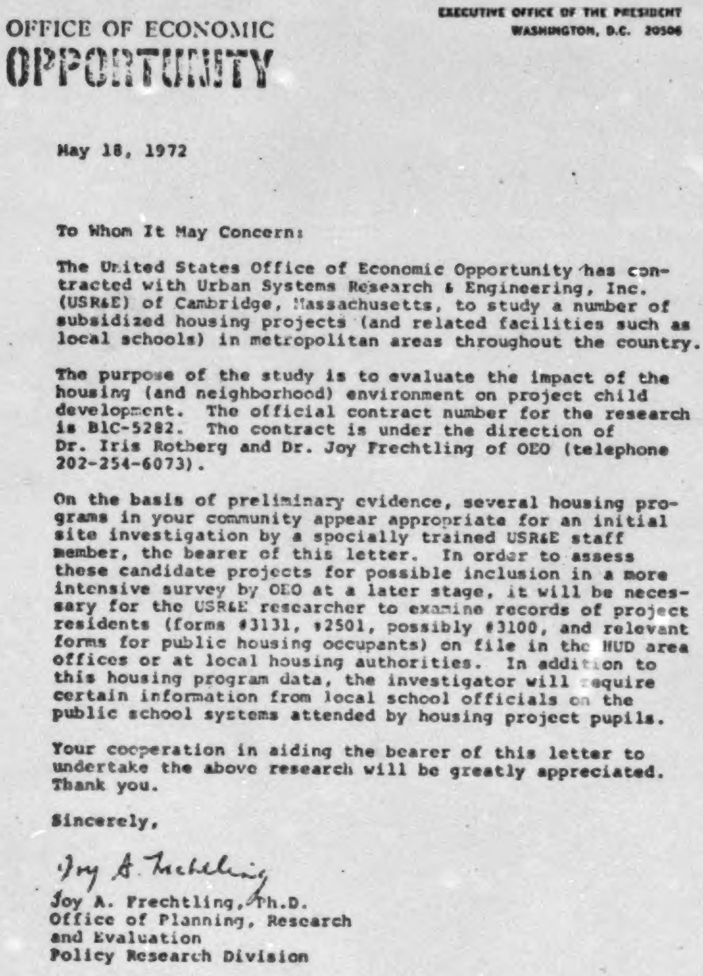
The contractor has pledged that this information will be used only in connection with performance under the contract and that its confidential nature will be observed.

Nathaniel J Eiseman
Nathaniel J. Eiseman

Addressees:

J. Barry,	Region I
T. Robb,	Region III
G. Vavoulis,	Region V
R. Morgan,	Region VI
R. Baida,	Region IX
O. Pederson,	Region X

APPENDIX F: OEO LETTER OF AUTHORIZATION



OFFICE OF ECONOMIC
OPPORTUNITY

EXECUTIVE OFFICE OF THE PRESIDENT
WASHINGTON, D.C. 20506

May 18, 1972

To Whom It May Concern:

The United States Office of Economic Opportunity has contracted with Urban Systems Research & Engineering, Inc. (USR&E) of Cambridge, Massachusetts, to study a number of subsidized housing projects (and related facilities such as local schools) in metropolitan areas throughout the country.

The purpose of the study is to evaluate the impact of the housing (and neighborhood) environment on project child development. The official contract number for the research is B1C-5282. The contract is under the direction of Dr. Iris Rotberg and Dr. Joy Frechtling of OEO (telephone 202-254-6073).

On the basis of preliminary evidence, several housing programs in your community appear appropriate for an initial site investigation by a specially trained USR&E staff member, the bearer of this letter. In order to assess these candidate projects for possible inclusion in a more intensive survey by OEO at a later stage, it will be necessary for the USR&E researcher to examine records of project residents (forms #3131, #2501, possibly #3100, and relevant forms for public housing occupants) on file in the HUD area offices or at local housing authorities. In addition to this housing program data, the investigator will require certain information from local school officials on the public school systems attended by housing project pupils.

Your cooperation in aiding the bearer of this letter to undertake the above research will be greatly appreciated. Thank you.

Sincerely,

Joy A. Frechtling

Joy A. Frechtling, Ph.D.
Office of Planning, Research
and Evaluation
Policy Research Division

APPENDIX G: DEFINITIONS OF TERMS USED IN REPORT

Program: refers to the categories of housing which can be constructed, rehabilitated, purchased or rented under Federal and/or state legislation. The programs are usually referred to by their section numbers in the legislation (i.e., 235, 236, 202, 221(d)(3), 223(e), 221(d)(4)), or by code words (i.e., turnkey I, II, III, rent supplements, leased housing).

These programs may differ in one or more of the following ways:

(1) structure type--single-family units, two-family, multi-family.

(2) type and amount of subsidy--236 and 221(d)(3) both subsidize the interest rates on the mortgage to different levels; rent supplements are direct payments to the owners of approved buildings for the cost of housing above 25% of the eligible tenants income; public housing is a direct payment from the Federal government to a local housing authority (LHA) for all debt service.

(3) type of sponsor (owner, builder)--non-profit group, profit motivated firm, limited-dividend firm, local housing authority.

(4) degrees of government administration--under 236 actual tenant income approval is made by HUD and applications kept on file; 221(d)(3)BMIR has no standard application and HUD is not involved with tenant approval; public housing occupant selection is under the administrative control of the LHA.

(5) type of tenure--rental, ownership (individual, condominium, cooperative)

(6) resident eligibility--besides having an income under a maximum, other requirements can include being over the age of 65, displaced by government action, an occupant of substandard housing, a resident of a locality for a specified length of time, having a minimum income, and others.

Project: refers to specific units on a specific site developed (constructed, rehabed, etc.) under one or more of the Federal and/or state housing programs.

Public Housing: refers to a group of housing programs for low income families administered by local housing authorities (LHA). Example: conventional public housing, Turnkey I, Turnkey II, Leased, etc.

Subsidized Housing: refers to a group of housing programs primarily for moderate income families (low income if rent supplements used also) administered by the Federal or state government. Examples are 236, 235, 221(d)(3)BMIR.

Standard Metropolitan Statistical Area (SMSA): "refers to a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000. In addition to the county or counties containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are socially and economically integrated with the central city. In the New England states, SMSA's consist of towns and cities instead of counties." U.S. Census 1970

Central City: refers to the entire municipal area of the main city of a SMSA.